



Southstand Apts Highbury Stadium Square, N5 1FD
£475,000

**DAVID
ANDREW**

your
most
valuable
asset

Southstand Apartments Highbury Stadium Square, N5 1FD

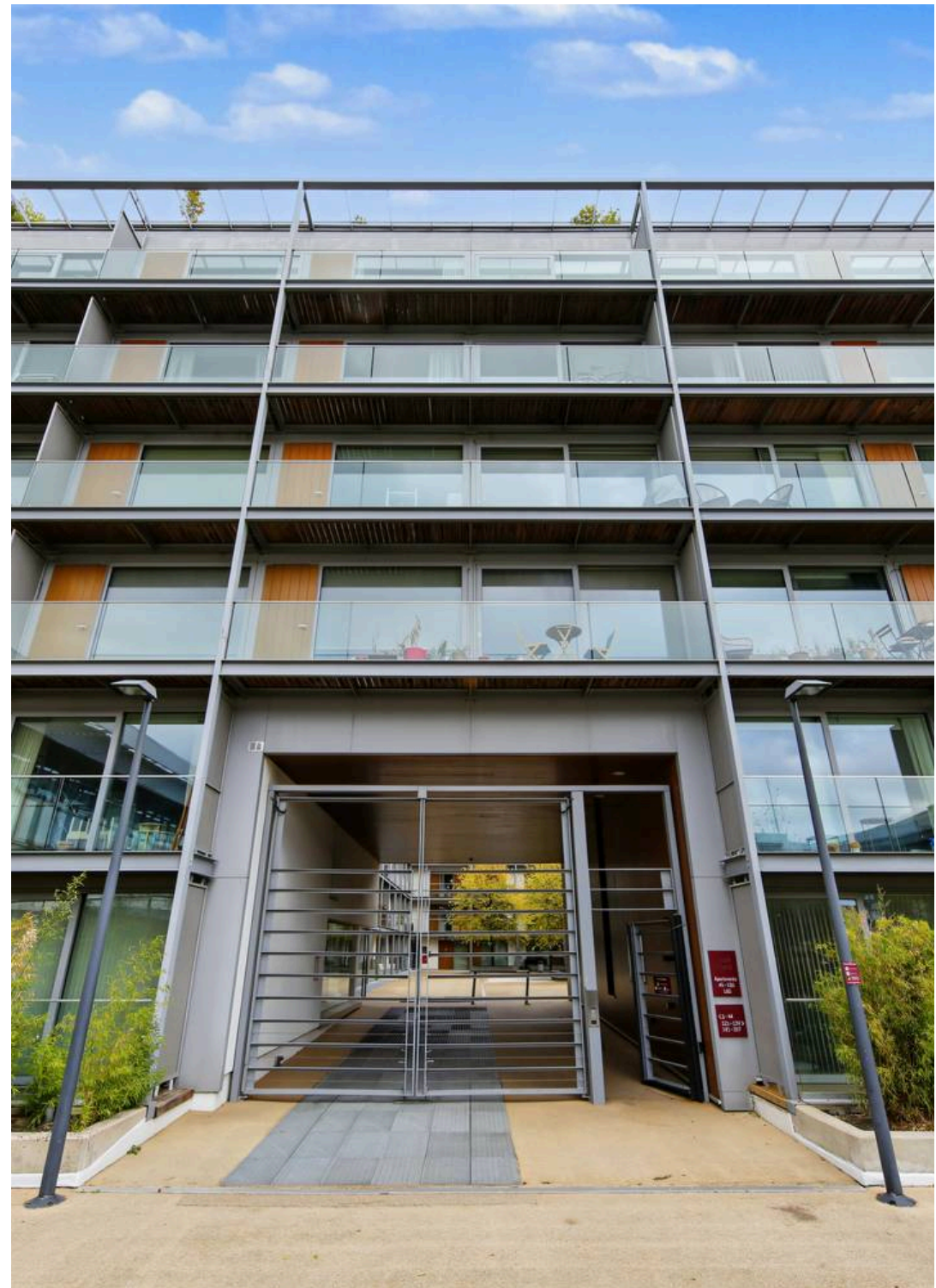
Introducing a spacious, pitch facing, flat spanning 522 sqft / 48.4 sqm located on the first floor within the iconic secure development of the original Arsenal Stadium. The flat is presented in excellent condition throughout and comprises of a bright and sizeable open plan living room and modernised kitchen, generous double bedroom, benefitting from built-in storage. A key highlight is the large terrace spanning the full width of the apartment accessible from both the living room and the bedroom. The terrace offers beautiful green views onto the well maintained communal gardens which provides an ideal spot to unwind and entertain. The full bathroom suite is fitted to a high standard with elegant tiling and modern fixtures. The development features peaceful, landscaped gardens and a useful 24-hour concierge. Ideally situated in Highbury, the flat is just minutes from the Arsenal underground station on the Piccadilly line. Close enough to enjoy an array of cafes and restaurants dotted along Highbury Barn & Blackstock Road, as well as leafy green spaces of Highbury Fields and Clissold Park.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- One Double Bedroom
- 522 sqft / 48.4 sqm
- Large Open Plan Living Space
- Ground Rent: £300 p.a
- Service Charge £3400 p.a
- Spacious Bedroom
- Modern Bathroom
- Pitch Facing Balcony







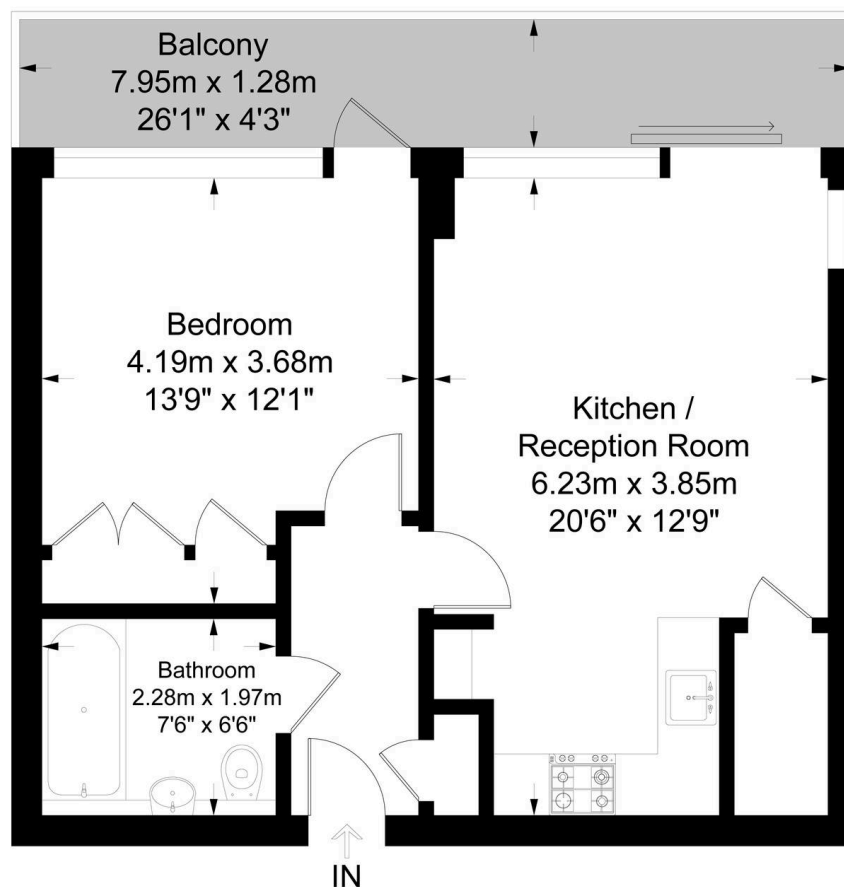


Southstand Apartments, N5

Approximate Gross Internal Area = 522 sq ft / 48.4 sq m

**DAVID
ANDREW**

your
most
valuable
asset



First Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

**DAVID
ANDREW** your
most
valuable
asset

has been exercised in the preparation of these particulars, about the property must not be taken as representations of fact. Prospective applicants should rely upon their own and those of professional advisers. David Andrew Estates liability for any error contained in these particulars.



safeagent