



Vale Row, Highbury, N5 1LL
£299,995

**DAVID
ANDREW**

your
most
valuable
asset

Vale Row, Highbury, N5 1LL

London

A well-proportioned one bedroom, ground-floor apartment situated off Gillespie Road, N5. The internal space comprises a double bedroom, a well-equipped kitchen, good size reception room leading on to a private courtyard and has 398.70sqft/37.04sqm of living space.

Vale Row is conveniently located moments from Highbury Barn / Highbury Fields and is in close proximity to a wide variety of local shops, cafes & restaurants. The property is well served by excellent transport links, including Arsenal (Piccadilly Line), Finsbury Park (National Rail & Underground services), plus several well-connected local bus routes.

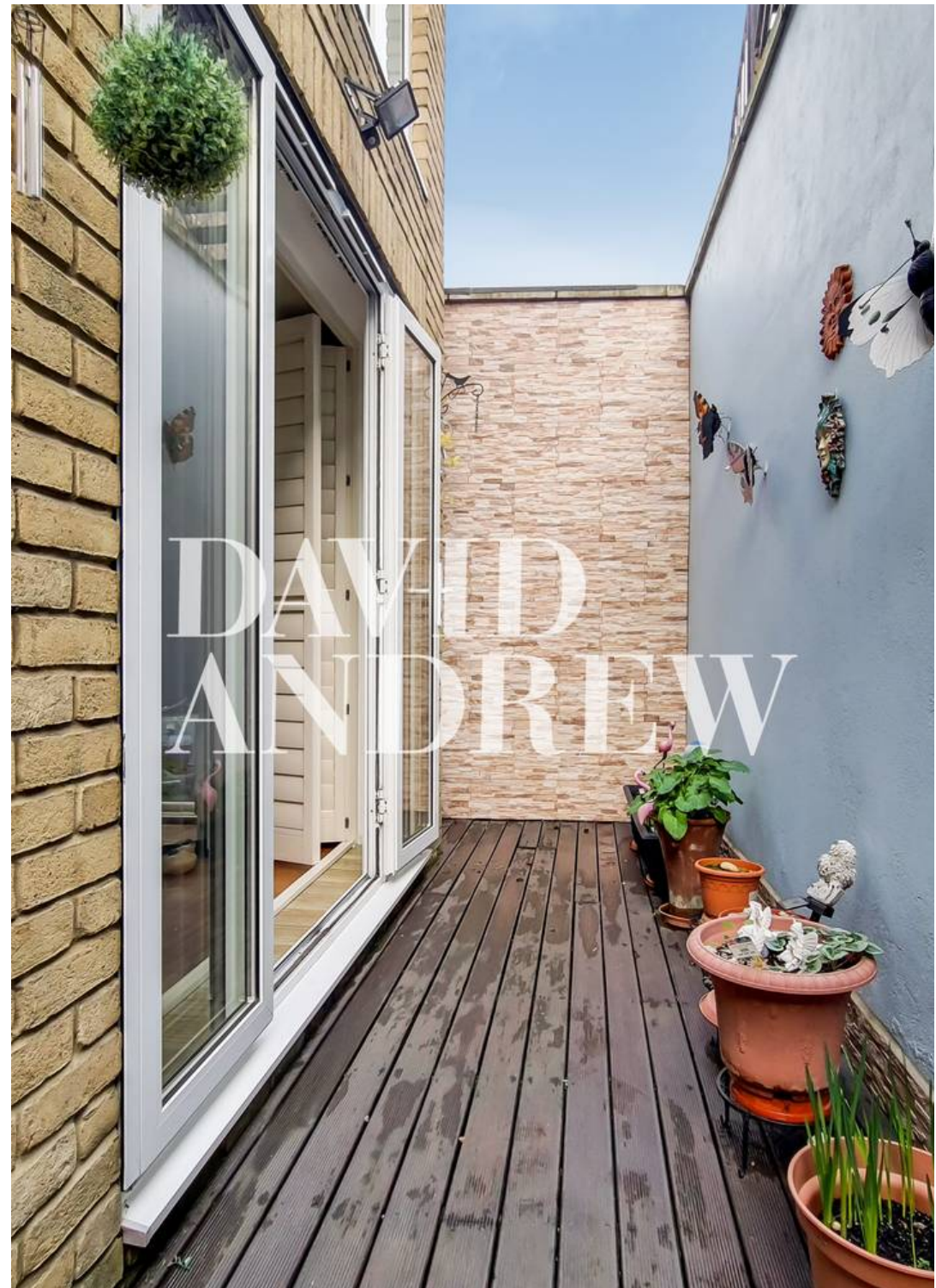
Council Tax band: TBD

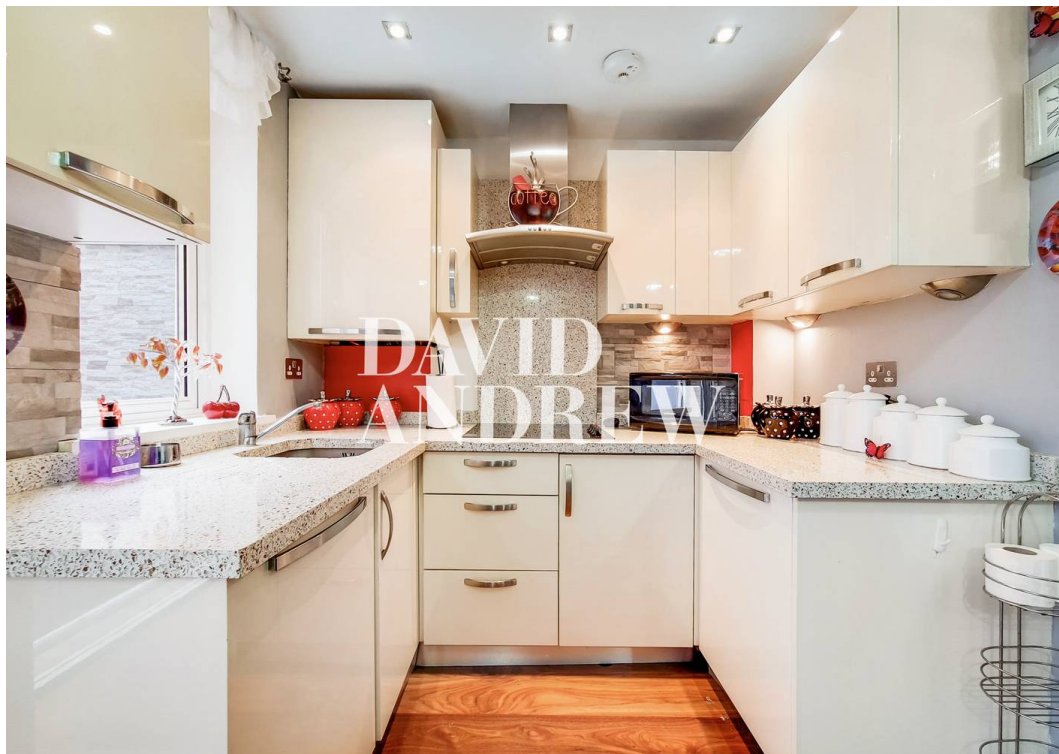
Tenure: Leasehold

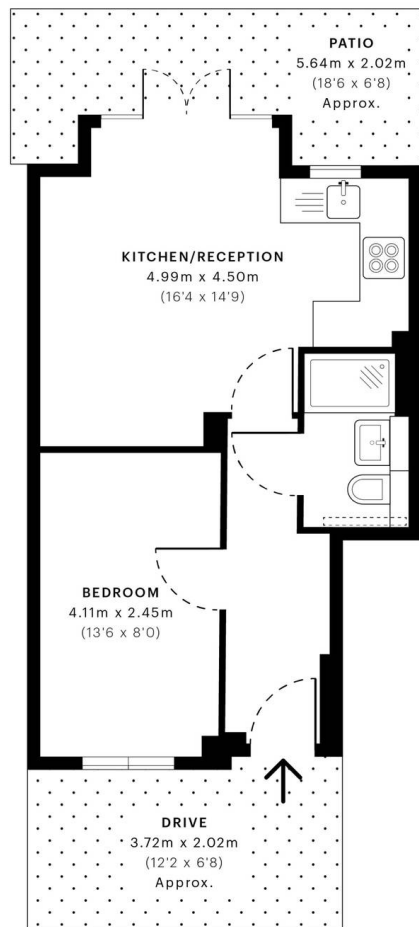
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- One Double Bedroom
- Private Courtyard
- 398.80sqft/37.03sqm
- Good Transport Links
- Great Location
- Epc Rating C
- Close to Clissold Park







— Ground 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



GROSS INTERNAL AREA (GIA)
The footprint of the property
37.04 sqm / 398.70 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, rooftop/head height
35.37 sqm / 380.72 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.11 sqm / 1.18 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 37.28 sqm / 401.38 sqft
IPMS 3C RESIDENTIAL 35.90 sqm / 389.28 sqft

SPEC ID 563a43a5f5de3cd0de5378a33

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

