



DRAYTON PARK, HIGHBURY, N5
£725,000 SHARE OF FREEHOLD

A BRIGHT, THREE BEDROOM, TWO BATHROOM PERIOD CONVERSION IN HIGHBURY, N5.

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DESCRIPTION:

This spacious and well-finished 3 bedroom, 2 bathroom, split-level flat, located just moments away from Arsenal tube, is situated over the top two floors of a handsome Victorian terraced house. Standing at 950 sqft, it benefits from an abundance of natural light and three well-proportioned bedrooms, one which features an ensuite bathroom and ample storage. The upstairs open-plan living area provides comfortable space for entertaining and excellent views across neighbouring gardens. The property is completed with a further bathroom and is offered to the market on a chain free basis.

The flat is set near to the ever-popular Highbury Barn which boasts an array of award-winning food shops and the Highbury Barn gastro pub. There are also superb transport links with Arsenal (Piccadilly line), Holloway Road (Piccadilly line) and Drayton Park (into Moorgate) being a very short distance away. Highbury and Islington Station (Victoria Line and Overground) and the high street shops and restaurants on Upper Street are located just across the green open space of Highbury Fields.

*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and

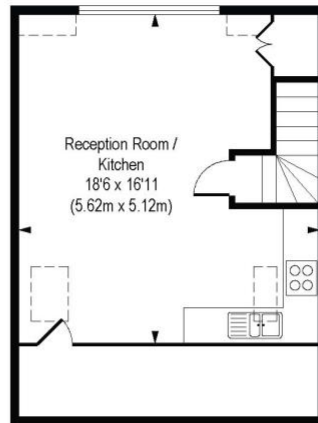
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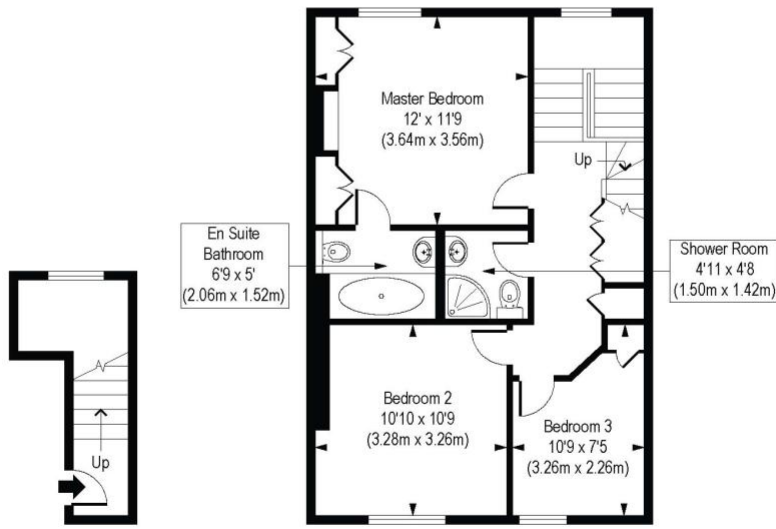
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Approx. Gross Internal Floor Area 950 sq. ft / 88.29 sq. m



Third Floor
Gross Internal
Floor Area 379 sq ft



First Floor
Gross Internal
Floor Area 53 sq ft

Second Floor
Gross Internal
Floor Area 518 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings, and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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