



**FLAT 1, ST. JAMES HOUSE, DRAYTON PARK, LONDON, N5  
£1,000,000 SHARE OF FREEHOLD**

**A STUNNING, THREE BEDROOM, TWO  
BATHROOM APARTMENT FINISHED TO AN  
EXCEPTIONAL STANDRD IN N5.**

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

**Winkworth**

*winkworth.co.uk*

See things differently



## DESCRIPTION:

A sensational, three-bedroom, two-bathroom apartment set on the ground floor of this popular, purpose-built building in Highbury, N5. Standing in excess of 1,063sqft of laterally space, the property has been recently refurbished to the highest of standards by the current owners, making it a complete turn-key apartment. Accommodation comprises of a wonderfully spacious, open plan living room, with a bespoke kitchen set at the rear, featuring a cleverly designed breakfast bar creating the perfect entertaining space. Two large floor to ceiling Crittall style doors take you from the living room into the hallway, and again from the good sized third bedrooms. The beautifully finished master bedroom benefits from its own ensuite shower room, while the other bedroom is again an excellent sized double. The property is completed with a further modern family sized bathroom and ample storage throughout.

St James House, Drayton Park is 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 (Thameslink into Moorgate) being a very short distance away. Highbury & 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.

**Winkworth**



**Winkworth**

**St. James House, Drayton Park, N5**  
 Approx. Gross Internal Floor Area 1063 sq. ft / 98.74 sq. m



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	74
EU Directive 2002/91/EC			

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

**Winkworth**

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.