



TERRACE APARTMENTS, DRAYTON PARK, LONDON, N5
£440,000 LEASEHOLD

**A BRIGHT, ONE DOUBLE BEDROOM, THIRD
FLOOR APARTMENT WITH BALCONY IN
HIGHRIIDV NE**

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DESCRIPTION:

A stunning, one-double-bedroom apartment positioned on the third floor of this modern, well-kept block in Highbury, N5. Standing in excess of 500 sqft, the property offers wonderfully bright rooms with a full southerly aspect throughout giving excellent light the whole year. Accommodation comprises of an open plan living room/kitchen with a sizeable balcony leading directly off the living room creating the perfect space for entertaining. A good-sized double bedroom benefits from built in wardrobes and offers superb views across the well-kept communal gardens. The property is completed with a modern family sized bathroom and ample storage throughout.

The building itself has a concierge, on-site gym and bike storage.

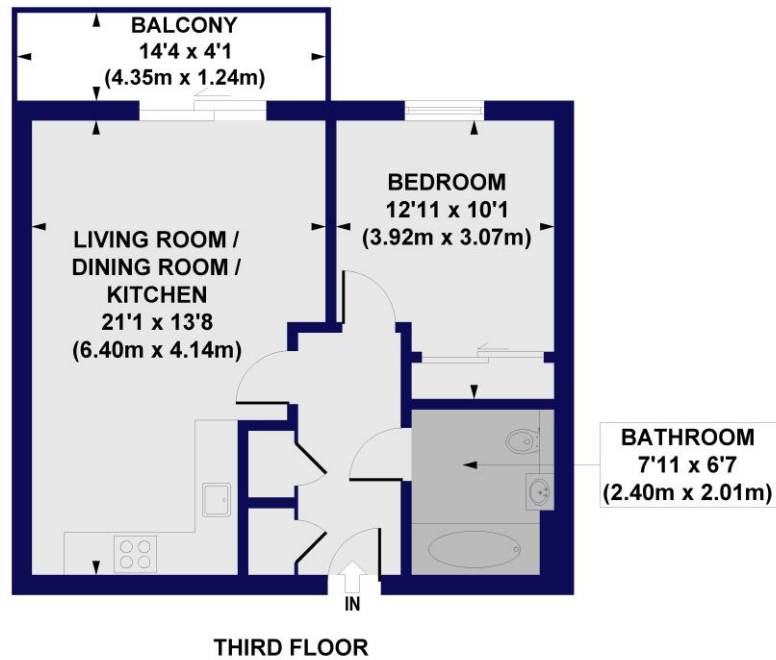
Terrace Apartments is moments away from the greenery of Highbury Fields, as well as the cafes, bars and restaurants of Upper Street. The ever-popular Highbury Barn, with its array of award-winning food shops and the Highbury Barn gastro pub, is also close by. There are superb transport links, with Highbury & Islington (Victoria Line), Holloway Road (Piccadilly Line), Arsenal (Piccadilly Line) and Drayton Park (National Rail, 10 minutes to Moorgate) all a short distance away.

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Terrace Apartments, Drayton Park, N5
Approx. Gross Internal Floor Area 507 sq. ft / 47.10 sq. m



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.

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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			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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