



**EASTSTAND APARTMENTS, Highbury Stadium Square, London, N5
£635,000 LEASEHOLD**

A STUNNING, TWO BEDROOM, TWO BATHROOM APARTMENT IN THE POPULAR Highbury Stadium Square

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

Winkworth



DESCRIPTION:

This delightful two-bedroom, two-bathroom modern apartment is located on the third floor of the highly sought after Highbury Stadium Square development. Standing at 720 sqft, the apartment boasts tasteful decor and a high-quality finish, providing the perfect living space.

The flat has been extensively renovated throughout, featuring a fully remodelled kitchen equipped with high-end integrated appliances including an oven, microwave, dishwasher, and fridge-freezer, complemented by quartz countertops and specialized storage solutions like spice drawers and a corner carousel. Additional upgrades include a boiling water tap, new flooring with carpet in the bedrooms and laminate in other areas, complete electrical rewiring, new LED lighting throughout, and made-to-measure blackout blinds. These renovations have been completed while preserving the excellent condition of the bathrooms. Both bedrooms are spacious doubles, with the master bedroom benefitting from an ensuite bathroom. The generous open-plan living room and kitchen benefits from ample storage and worktop space so not only would it offer a brilliant work from home space, but a great entertaining space as well.

Residents enjoy additional benefits such as a 24-hour concierge, beautifully maintained communal gardens on the original pitch, lift access, and the assurance of safety and compliance provided by the East Stand's completed ESW1 form.

Highbury Stadium Square is located moments from Arsenal station and (Piccadilly line) Finsbury Park station which offers overground and underground services (Piccadilly & Victoria lines). Drayton Park over ground is also close by offering easy access to the City. Highbury Barn offers fantastic local shops including Godfrey's butchers, La Fromagerie, Da Mario's Deli, Bourne's fishmongers and Highbury Vintners, all of which are hugely popular with locals as well as drawing those from further afield.

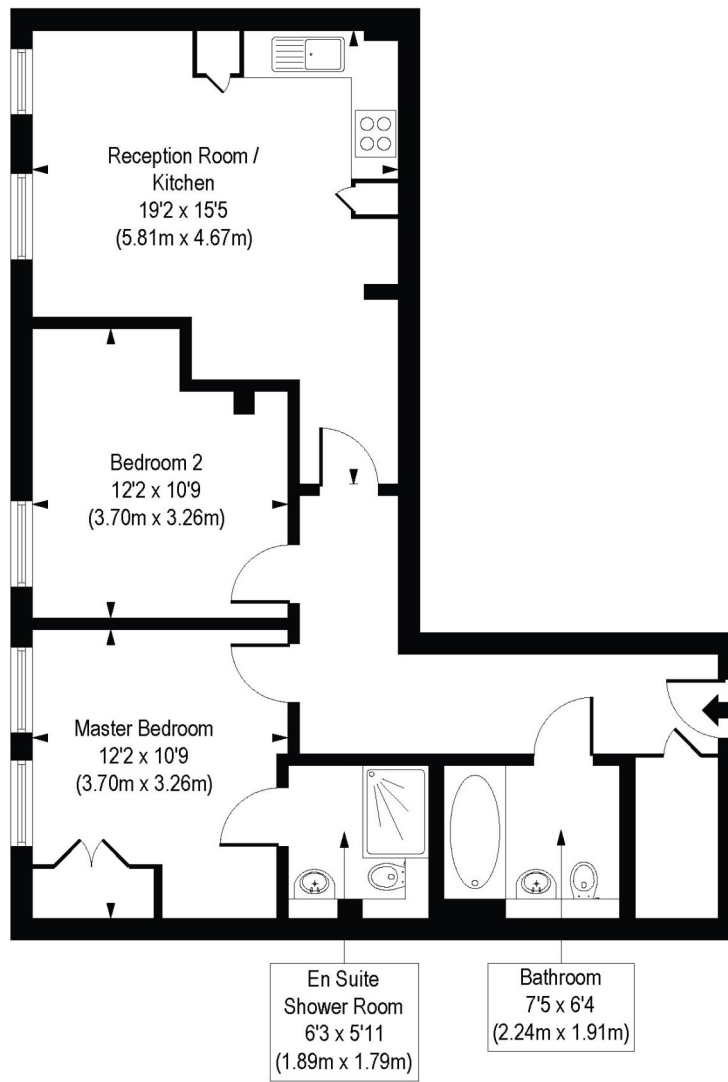
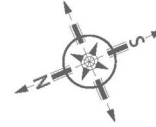
Winkworth



Winkworth

Eaststand Apartments, Highbury Stadium Square, N5

Approx. Gross Internal Floor Area 720 sq. ft / 66.92 sq. m



Third Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	80	81
(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	

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



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.