

235 ASHBURTON TRIANGLE, DRAYTON PARK, Highbury, N5  
£525,000 LEASEHOLD

A BRIGHT, THREE BEDROOM, 9TH FLOOR  
MODERN APARTMENT IN Highbury, N5.

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## DESCRIPTION:

A spacious, three double bedroom, modern apartment set on the ninth floor situated moments from the tube in N5. Standing at 842 sqft, the property offers a wonderfully bright open plan living/dining room leading through into a good-sized kitchen with an induction hob, ample worktop space and storage. Also coming off the reception room is a private, west facing balcony overlooking the local nature reserve. Three double bedrooms can be accessed off the hallway and the property is complete with a well proportioned family bathroom.

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.

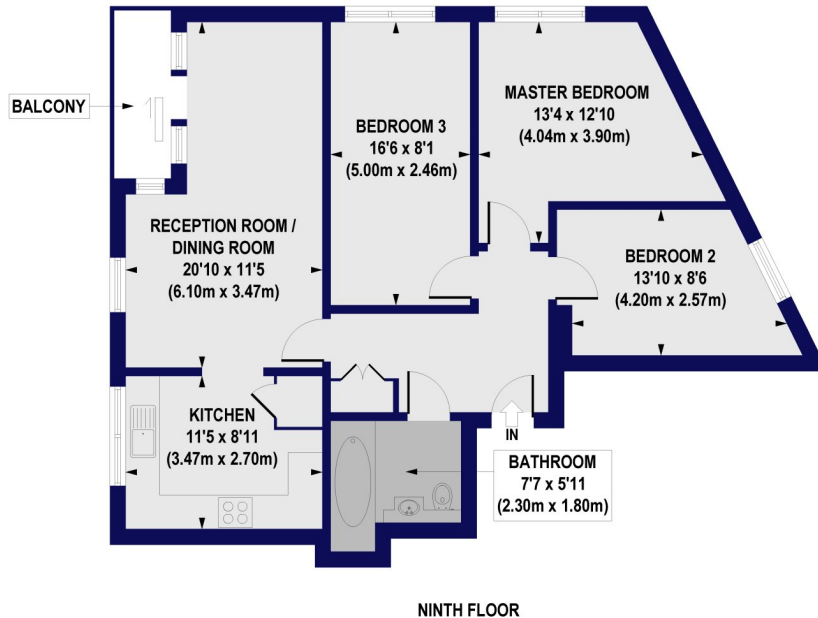
\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds

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**Ashburton Triangle, Drayton Park, N5**  
 Approx. Gross Internal Floor Area 842 sq. ft / 78.27 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	84
(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		EU Directive 2002/91/EC	

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