



ASHBURTON TRIANGLE, DRAYTON PARK, LONDON, N5
£350,000 LEASEHOLD

6TH FLOOR CORNER APARTMENT WITH A 217 SQ FT PRIVATE TERRACE, MINUTES FROM ARSENAL STATION

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DESCRIPTION:

The terrace is what sets this apartment apart. At roughly 217 sq ft (20 sq m), it is a genuine outdoor room rather than a token balcony: space to dine, entertain and sit out through the summer, with an elevated outlook across Highbury and the London skyline.

Inside, 520sq ft (48.3 sq m) of well-proportioned accommodation has been recently updated throughout, with new high-quality LVT flooring and fresh decoration. The open-plan reception measures approximately 18ft x 13ft and combines a comfortable living area, fitted kitchen and dedicated office nook, with full-height doors opening directly onto the terrace. The double bedroom opens through full-height doors onto a private balcony overlooking the nature reserve, while the sixth-floor corner position brings excellent natural light throughout the apartment.

Arsenal (Piccadilly) is around three minutes' walk, with direct connections to King's Cross St Pancras and Heathrow. Drayton Park is around five minutes away, reaching Old Street in six to seven minutes and Moorgate in ten. Highbury & Islington, Finsbury Park and Holloway Road are all within easy reach.

For everyday needs, Tesco, Co-op and a pharmacy are close by, with a full-service Waitrose and Selbys Department Store on Holloway Road. Highbury Barn, Upper Street and Stoke Newington offer an excellent range of cafés, restaurants and independent shops.

Key Features:

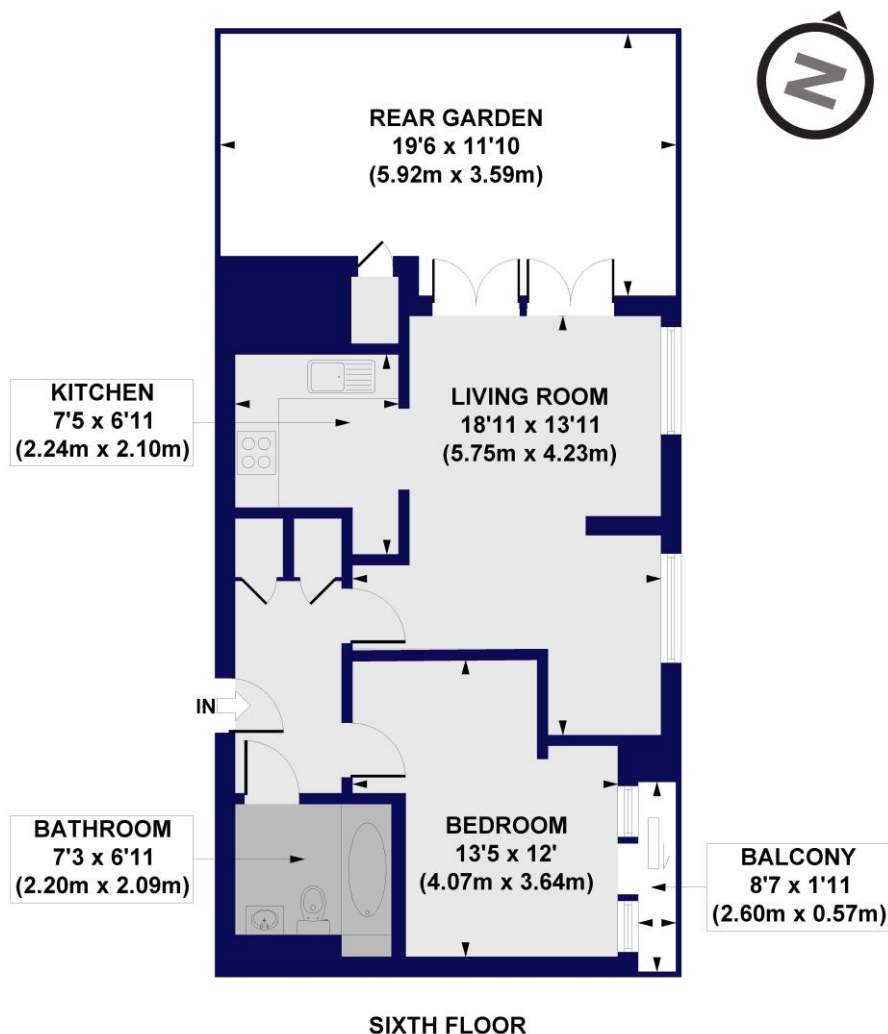
- Private terrace of approximately 217 sq ft / 20 sq m
- Bedroom balcony with full-height doors
- Sixth-floor corner position with skyline views
- 24-hour concierge, lift access and secure entry
- Service charge: £3,744 p.a. (includes water bill)
- Council Tax Band C
- Arsenal tube approximately 3 minutes' walk

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Ashburton Triangle, Drayton Park, N5
 Approx. Gross Internal Floor Area 520 sq. ft / 48.27 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tenure: Leasehold

Term: 168 year and 0 months (Subject to change)

Service Charge: £3744 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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