



DRAYTON PARK, HIGHBURY, LONDON, N5
£1,400,000 FREEHOLD

**A BEAUTIFULLY PRESENTED, FOUR DOUBLE
BEDROOM FAMILY HOME SET MOMENTS FROM
THE TUBE IN HIGHBURY, N5.**

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DESCRIPTION:

A stunning, four double bedroom, end of terrace, Victorian house set moments from the tube in Highbury, N5. Set across 3 floors and offering a wonderful amount of light throughout, given it's east to west facing aspect, the property makes a perfect home for any growing family. Accommodation comprises of a spacious reception room, opening out into a fully equipped kitchen with ample dining space. The rear has a cleverly designed utility/work from home area, with access out to a sensational, 846 sqft private garden, which is likely to be one of the largest on the whole street. All four bedrooms are genuine doubles, the first floor occupying a beautiful master bedroom spanning the full width of the house, with a further second double behind and family sized bathroom, plus separate wc on the half landing. The top floor is a mirror image again with two great sized bedrooms, while the property is completed with helpful side access to the garden and offers plenty of scope to extend, notably into the loft, basement and to the rear of the house subject to necessary planning permissions.

Drayton Park is minutes away from the green space of Highbury Fields with its cacophony of sporting activities and play spaces, not to mention freightliners farm as well as Islington Central Library on your doorstep. For the outdoor enthusiast, there are several sporting options nearby with Finsbury Park, Clissold Park and Highbury Fields offering wonderful spaces for recreation. Gillespie Nature reserve is 0.3m away and the Parkland walk for a leisurely stroll is nearby also. The prestigious Highbury Barn is within close proximity which offers a number of renowned local amenities; including Godfrey's Butchers, Bourne's Fishmongers, La Fromagerie, and Highbury Vintners; not forgetting the ever-popular Provisions, Le P       Mignon, Westerns Laundry as well as Harvest and everything that Upper Street has to offer. The property falls within the catchment area of several outstanding local primary and secondary schools too, ideal for a growing family.

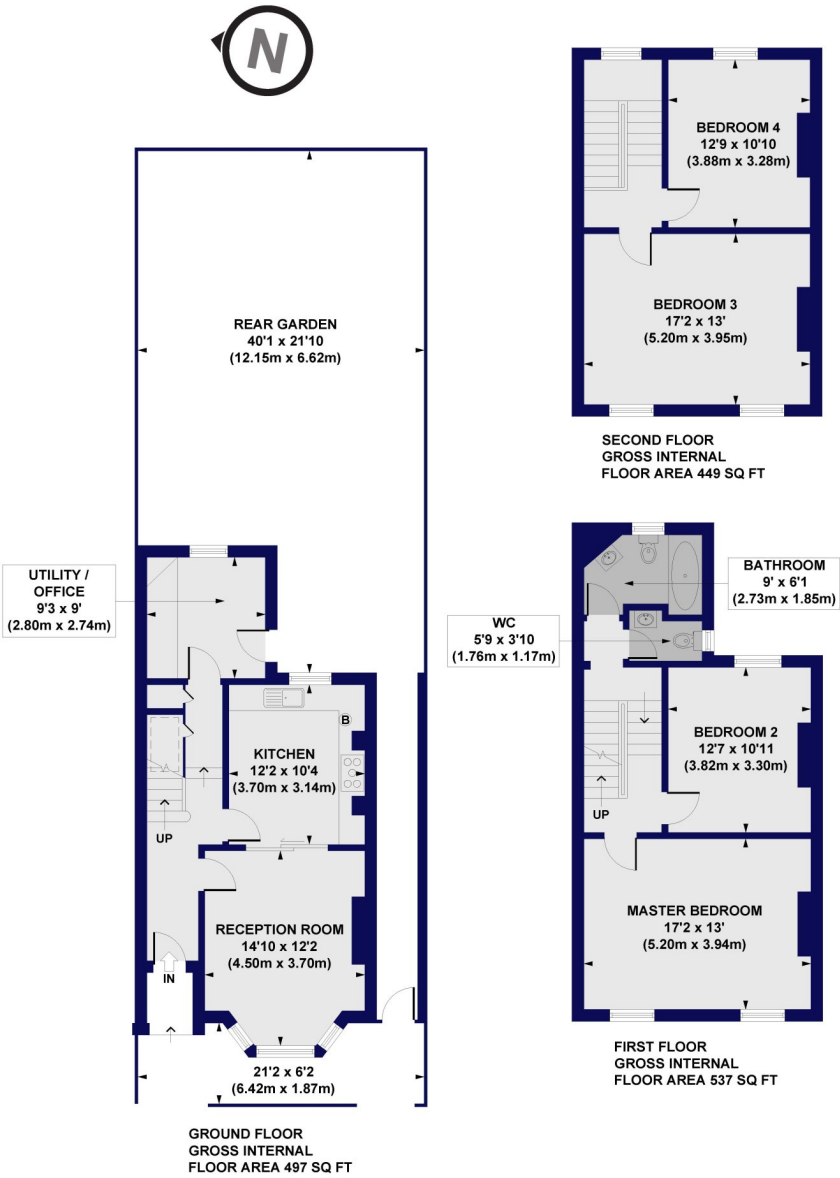
Transport links are amongst some of the best in London with Arsenal (Piccadilly line) and the Finsbury Park hub (Victoria, Piccadilly lines and over ground services and substantial bus network) offering speedy access to Upper Street, the City, the West End, and international rail services at Kings Cross St Pancras. Drayton Park Overground Station which takes you directly to Moorgate.

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Drayton Park, N5 Approx. Gross Internal Floor Area 1483 sq. ft / 137.81 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.



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		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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