

**SOUTHSTAND APARTMENTS, Highbury Stadium Square, London, N5
£450,000 LEASEHOLD**

**A BRIGHT, ONE BEDROOM, FIRST FLOOR
APARTMENT WITH PRIVATE BALCONY IN
Highbury Stadium.**

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

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DESCRIPTION:

A spacious, one double bedroom apartment positioned on the third floor of the ever popular, Highbury Stadium Square. Standing at 606 sqft, the property offers wonderfully bright rooms with floor to ceiling windows and is positioned on one of the inner courtyards making it an incredibly quiet setting. Accommodation comprises of a sizeable, open plan living room/kitchen with plentiful space for additional dining creating the perfect entertaining space. Leading directly out from the living room to a private, east facing balcony, ideal for those summer evenings. A larger than average double bedroom with built in storage is set to the rear, while the property is completed with a modern family bathroom and ample storage throughout.

The property further benefits from beautifully landscaped communal gardens, 24 hour concierge, lift access throughout and private, underground car parking

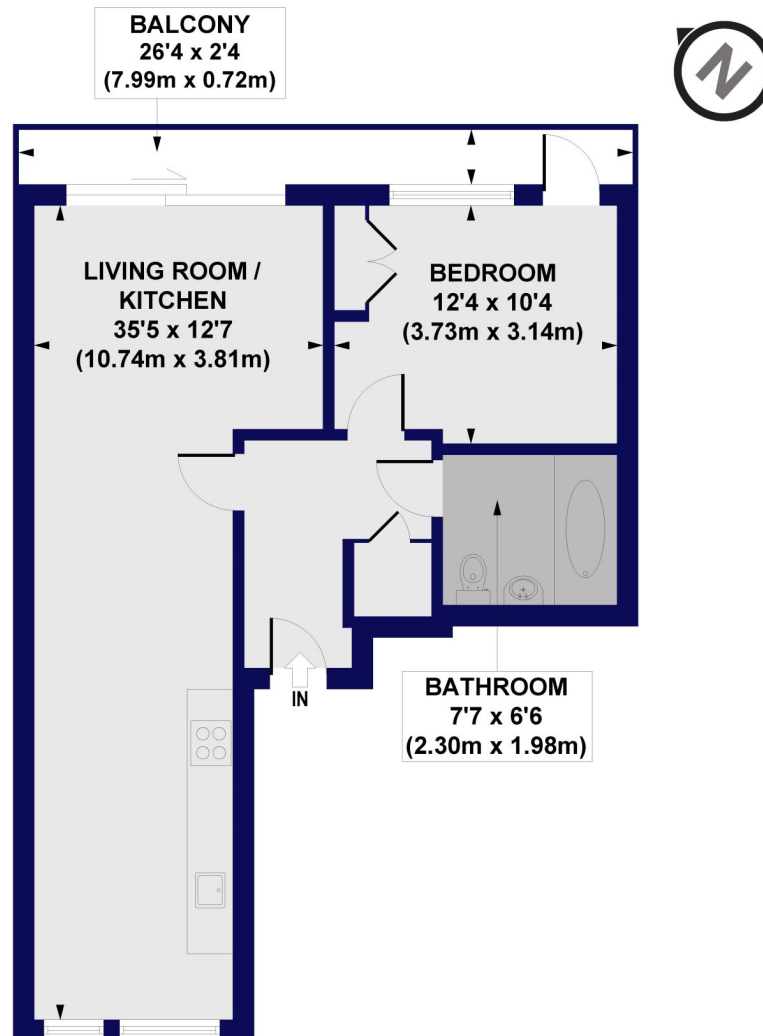
Highbury Stadium Square is located minutes from Arsenal tube underground station (Piccadilly line), Finsbury Park underground station (Piccadilly & Victoria lines). Drayton Park station is also close by offering access to the City within 10 minutes. Blackstock Road offers a variety of local amenities such as convenience stores, dry cleaners and restaurants. Highbury Barn is also moments away, including it's highly regarded local amenities such as Godfrey's butchers, La Fromagerie, Da Mario's delicatessen, Bourne's fishmongers and Highbury Vintners, all of which are hugely popular with locals, as well as drawing those from further afield. Larger scale shopping facilities can be found in Angel or Holloway. The green spaces of Highbury Fields, Clissold Park and Finsbury Park are all within close proximity too.

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 Approx. Gross Internal Floor Area 606 sq. ft / 56.32 sq. m



THIRD FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	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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