



FLAT 8, ST. JAMES HOUSE, DRAYTON PARK, LONDON, N5
£525,000 SHARE OF FREEHOLD

**A SPACIOUS, TWO DOUBLE BEDROOM, TWO
BATHROOM APARTMENT SET MOMENTS
FROM THE TUBE IN N5.**

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DESCRIPTION:

A bright, two double bedroom, two bathroom apartment set across the second floor of this well-kept block in Highbury, N5. Standing in excess of 700 sqft, the property offers wonderfully spacious rooms throughout and is offered to the market on a chain free basis. Accommodation comprises of a sociable, open plan living room/kitchen with ample dining space creating the perfect entertaining space. Both bedrooms are good sized doubles, the master benefitting from an ensuite bathroom and built in wardrobes. The property is completed with a further contemporary bathroom, communal gardens and a completely south facing aspect.

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. Situated a short walk away is the prestigious Highbury Barn 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 Pêché Mignon, Westerns Laundry as well as Harvest and everything that Upper Street has to offer.

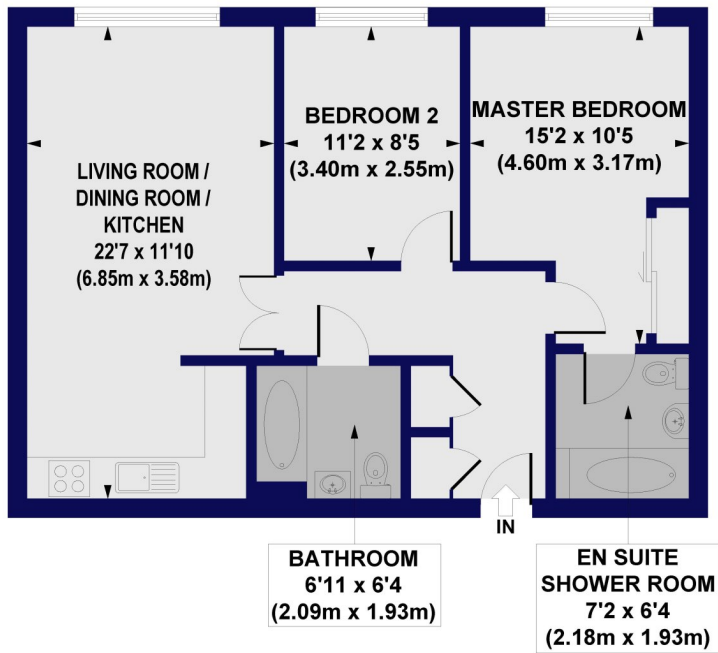
Transport links are a short distance away and well serviced by a selection of convenient bus routes, Highbury and Islington Station (Victoria Line and Overground), Holloway Underground Station (Piccadilly Line), as well as, and within close proximity is Drayton Park Overground Station which takes you directly to Moorgate.

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St. James House, Drayton Park, N5
Approx. Gross Internal Floor Area 708 sq. ft / 65.76 sq. m



SECOND 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.

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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	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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