

EASTSTAND APARTMENTS, Highbury Stadium Square, London, N5
£525,000 LEASEHOLD

**A STUNNING, ONE BEDROOM APARTMENT
 WITH LARGE PRIVATE GARDEN SET NEAR
 THE PICADILLY LINE**

Islington | 0207 354 2480 | islington@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A spacious and stunning one double bedroom, one bathroom, pitch facing apartment set in the popular Highbury Stadium Square, N5. Standing at 579 sqft, the property is positioned on the site of one of the original dressing rooms with uninterrupted views of the pitch which is now a beautifully landscaped communal garden. Accommodation comprises of a bright open plan living space with kitchen, dining and lounge area opening directly onto a generous private garden creating the perfect entertaining space. The bedroom is a generous double and benefit from floor to ceiling windows. The property is completed with a beautifully modernised family bathroom, an underground car parking space and a wonderful 35ft wide private garden.

Highbury Stadium Square is located moments from Arsenal station and (Piccadilly line) Finsbury Park station which offers overground and underground services (Piccadilly & Victoria lines). Drayton Park over ground is also close by offering easy access to the City. Highbury Barn offers fantastic local shops including Godfrey's butchers, La Fromagerie, Da Mario's Deli, Bourne's fishmongers and Highbury Vintners, all of which are hugely popular with locals as well as drawing those from further afield.

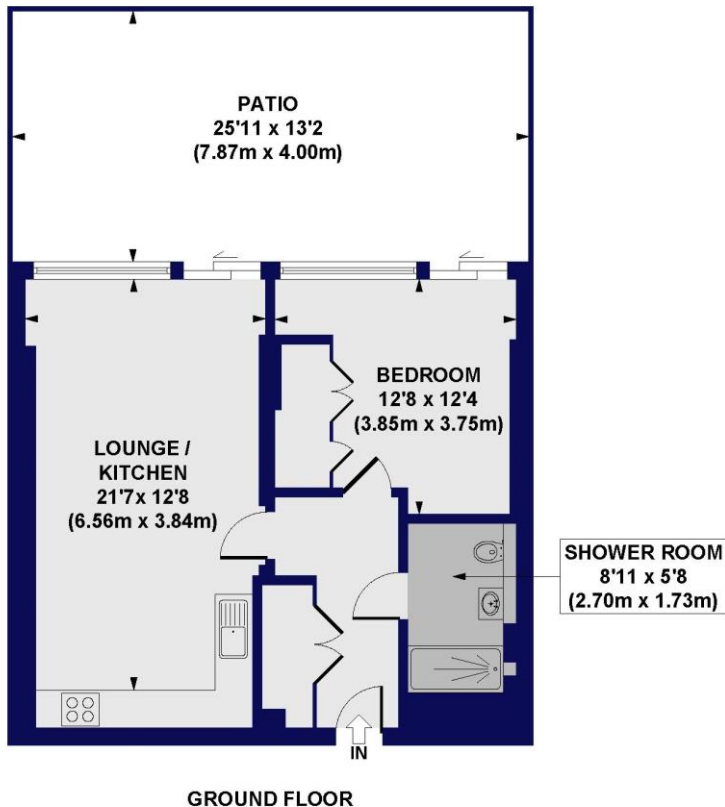
Winkworth



Winkworth

Eaststand Apartments, Highbury Stadium Square, N5

Approx. Gross Internal Floor Area 579 sq. ft / 53.75 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.

Winkworth

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 | 79 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Islington | 0207 354 2480 | islington@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.