



DRAYTON PARK, ISLINGTON, LONDON, N5  
**£390,000 LEASEHOLD**

## A NEWLY REFURBISHED 1.5 BEDROOM GROUND FLOOR PLAT WITH PATIO GARDEN

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## DESCRIPTION:

This beautifully refurbished one and a half bedroom flat is set on the ground floor of a handsome Victorian conversion with private patio garden. An open plan living room and kitchen provides a wonderfully social entertaining space with the contemporary kitchen offering integrated appliances and ample storage with stone worktops and sleek soft grey cabinets.

The master bedroom is located to the rear of the property and from here provides direct access to a private rear garden whilst a second single bedroom is located off the hallway. A modern shower room has been tiled throughout and boasts oversize shower and contemporary fittings.

The flat is perfectly situated for an array of local amenities including independent shops, restaurants and coffee shops at Highbury Barn as well as being in easy reach of three local parks and Gillespie Nature Reserve. Upper Street is only a short distance away and transport links are some of the best around with Arsenal station providing the Piccadilly line and Finsbury Park offering overground services (including the Thameslink network serving the City and Gatwick Airport) alongside direct links to Moorgate as well as underground services on the Victoria line. Numerous bus routes offer effortless transport to the City and West End whilst international links are facilitated from St Pancras.

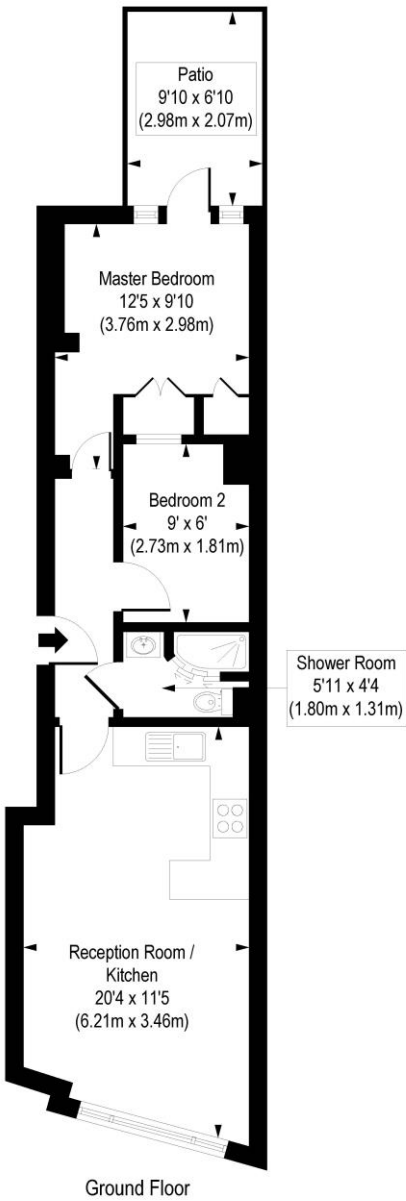
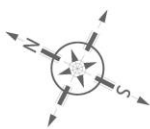
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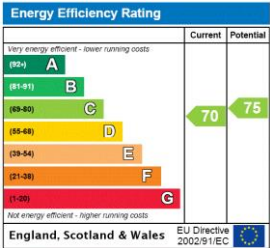


# Drayton Park, N5 Approx. Gross Internal Floor Area 453 sq. ft / 42.11 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



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