



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

A STUNNING, ONE BEDROOM APARTMENT WITH SENSATIONAL VIEWS OF WEST AND NORTH LONDON

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DESCRIPTION:

A stunning, one double bedroom apartment positioned on the fourth floor of the ever popular, Highbury Stadium Square. Standing at 550 sqft, the property offers wonderfully bright rooms from floor to ceiling windows with sensational, uninterrupted views across East, North and West London. Accommodation comprises of a spacious, open plan living room/kitchen creating the perfect entertaining space, a larger than average double bedroom with built in storage, a modern family bathroom and ample storage throughout.

The property further benefits from beautifully landscaped communal gardens, 24 hour concierge and a private parking space.

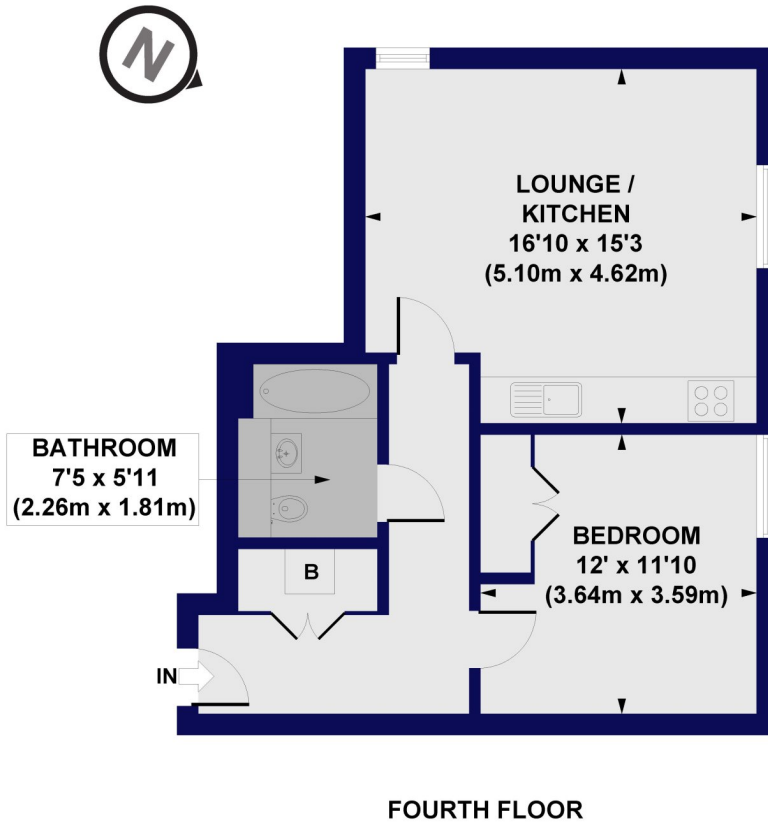
Highbury Stadium Square is located moments from Arsenal tube underground station (Piccadilly line), Finsbury Park underground station (Piccadilly & Victoria lines). Drayton Park over ground is also close by offering access to the city within 10 minutes. Blackstock Road offers a variety of local amenities such as convenience stores, dry cleaners and restaurants. Larger scale shopping facilities can be found in Angel or Holloway. Highbury Barn also offers fantastic local shops.

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 Approx. Gross Internal Floor Area 550 sq. ft / 51.14 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.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	82	82
(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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