



WESTSTAND APARTMENTS, Highbury Stadium Square, London, N5
£685,000 LEASEHOLD

**A BRIGHT, TWO BEDROOM, TWO BATHROOM
 MODERN APARTMENT WITH PRIVATE EAST
 FACING GARDEN.**

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See things differently



DESCRIPTION:

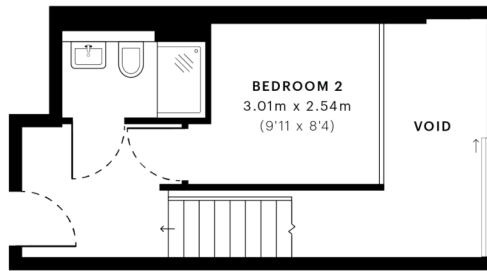
A cleverly designed, two double bedrooms, two-bathroom apartment with private parking positioned in the Weststand, Highbury Stadium Square, N5. Standing at 777 sqft, the property offers a wealth of natural light throughout from double height windows overlooking the beautifully kept communal gardens. Accommodation comprises of a spacious, open plan living room/kitchen leading out to a 317 sqft private, east facing garden. Both bedrooms are genuine doubles and split across two floors, the master bedroom benefitting from a jack and jill style bathroom. The property is completed with a shower room and ample storage throughout.

Highbury Stadium Square is set in a quiet part of Highbury, away from the hustle and bustle of main roads, yet provides convenient access to the shops of Blackstock Road and Highbury Park, most notably the renowned Godfreys butchers, the Fromagerie and Bournes fishmongers. Arsenal Underground station is only moments away and sits on the Piccadilly Line with links through to the West End. Trains can also be found at both Drayton Park and Finsbury Park stations with links to the city and Kings Cross/St Pancras International, and access to the Victoria Line. On-site access to a premium Fitness First gym with swimming pool (through separate paid membership).

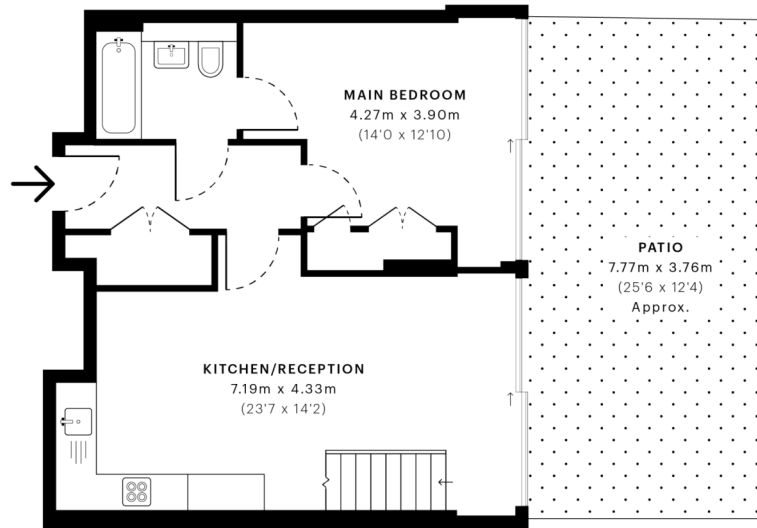
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— First Floor



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
72.22 sqm / 777.37 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
65.14 sqm / 701.16 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.94 sqm / 10.12 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 68.24 sqm / 734.53 sqft
IPMS 3C RESIDENTIAL 65.36 sqm / 703.53 sqft

SPEC ID 62139ab04245d50dc248a295

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.

