

**64 NORTHSTAND APARTMENTS, Highbury Stadium Square, London, N5  
£1,400,000 LEASEHOLD**

**A STUNNING, THREE BEDROOM, THREE  
BATHROOM PENTHOUSE APARTMENT WITH  
TWO TERRACES.**

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## DESCRIPTION:

A sensational, three-bedroom, three bathroom penthouse apartment in the ever popular Highbury Stadium Square. Laterally set across the seventh floor, with uninterrupted views across the former pitch, North and West London, the property is incredibly bright throughout. Accommodation comprises of a spacious open plan living room/kitchen with ample dining space, and access to a gorgeous, south facing terrace spanning the full width of the apartment. Leading out towards the rear of the kitchen is another fantastic terrace, this time with fabulous views across neighbouring chimney pots in Highbury. All three bedrooms are genuine doubles, the master is cleverly designed with a walk in wardrobe area and ensuite bathroom, as is the bedroom to the rear. The property is completed with two further bathrooms, and family sized one and en-suite, and is offered to the market on a chain free basis.

The property is offered to the market with a long lease, 24-hour concierge and also comes with two secure, underground car parking spaces.

Highbury Stadium Square is located moments from Arsenal station (Piccadilly line) and 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.

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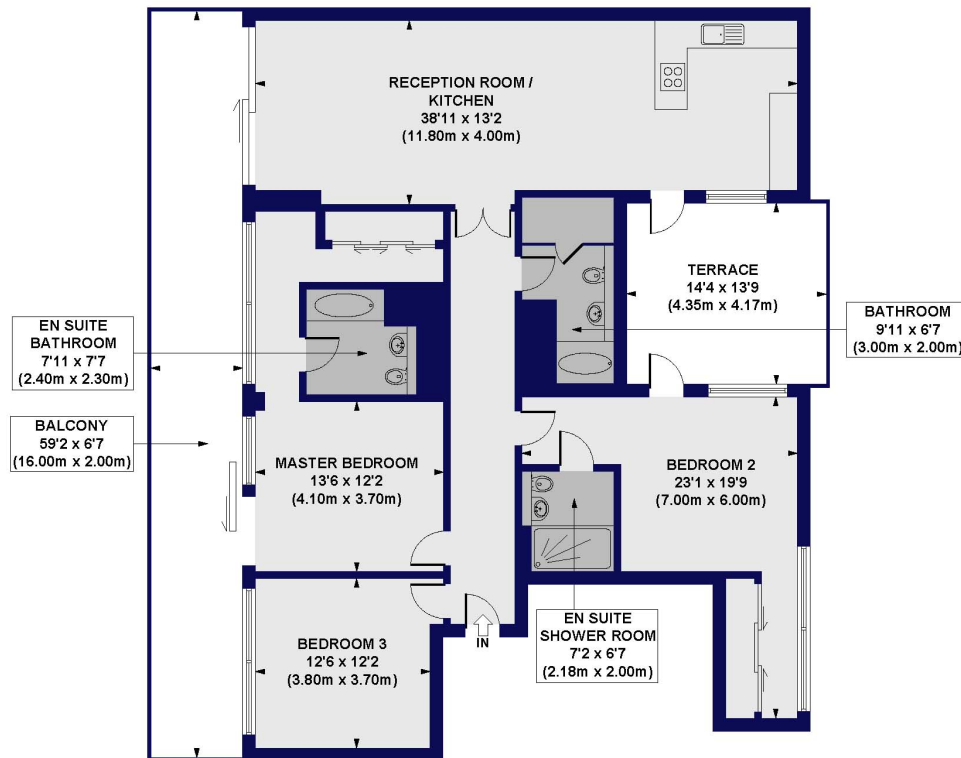




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Approx. Gross Internal Floor Area 1565 sq. ft / 145.36 sq. m



SEVENTH 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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