



STADIUM MEWS, LONDON, N5
£725,000 LEASEHOLD

A BRIGHT, TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT IN HIGHBURY, N5.

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DESCRIPTION:

A spacious, two double bedroom, two bathroom apartment positioned on the edge of the ever popular Highbury Stadium Square. Standing in excess of 900 sqft, the property offers a sizeable, open plan living room/kitchen creating the perfect entertaining space. Both bedrooms are genuine doubles, the master bedroom benefitting from built in wardrobes and an en-suite bathroom. The property is completed with an addition family bathroom and ample storage throughout. There is access to an on-site Fitness First gym with swimming pool (through separate paid membership).

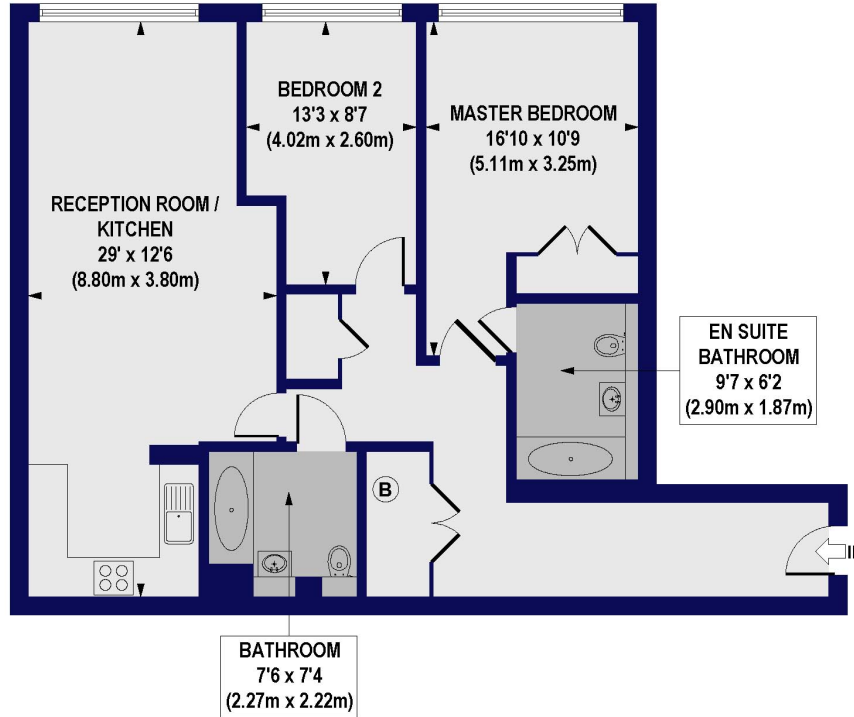
Highbury Stadium Square is located moments from Arsenal station (Piccadilly line) and Finsbury Park station which offers overground and underground services (Piccadilly & Victoria lines). Drayton Park overground is also close by offering easy access to the City. Highbury Barn offers fantastic local shops 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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Stadium Mews, N5
 Approx. Gross Internal Floor Area 930 sq. ft / 86.40 sq. m



FIRST 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)	A		
(81-91)	B		
(69-80)	C	70	70
(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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