



FLAT 4, DRAYTON PARK, LONDON, N5
£700,000 LEASEHOLD

**A MODERN TWO BEDROOM, TWO BATHROOM
 APARTMENT WITH 3 SEPERATE BALCONIES
 IN N5.**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

winkworth.co.uk



DESCRIPTION:

We are delighted to present this wonderful two-bedroom flat that has been meticulously maintained by the current owner and offers 760sqft of internal space over the first floor of this modern boutique development on Drayton Park. The property is presented in fantastic condition and benefits from an abundance of light via the 3 separate balconies and large picture windows and also comes with a private bike shed. The internal accommodation is well-proportioned, and each room is beautifully designed.

The living area is flooded in natural light through double doors and large windows and provides a great social space with a semi open-plan layout. The kitchen boasts integrated appliances, stone worktops alongside ample storage space and its own balcony.

Each double bedroom is bright and airy and is generous in space with the master also benefitting from an ensuite. A separate family sized bathroom has been finished in a contemporary style and there's ample storage provided in hallway cupboards. The most unique feature of this flat is the 3 separate options for outside space. This offers the discerning purchaser an area that benefits from sunlight at all times of the day.

Viewing comes highly recommended!

The location of Drayton Park is enviable to say the least as it is set close to the green spaces of Highbury Fields as well as local shopping at the prestigious Highbury Barn and nearby Upper Street. The property is moments away from highly renowned local amenities, including

Provisions Wine & Cheese Bar, Le Pêché Mignon, Godfreys butchers, Highbury Fishmongers and La Fromagerie Deli all of which are hugely popular with locals as well as drawing those from further afield. The transport link options are unrivalled with Highbury & Islington station (10-minute walk, Victoria, Mildmay & Windrush lines), Holloway Road (8-minute walk, Piccadilly line) and Drayton Park Station (4-minute walk, taking you directly to Moorgate).

There are also bus routes taking you into the West End and the City.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

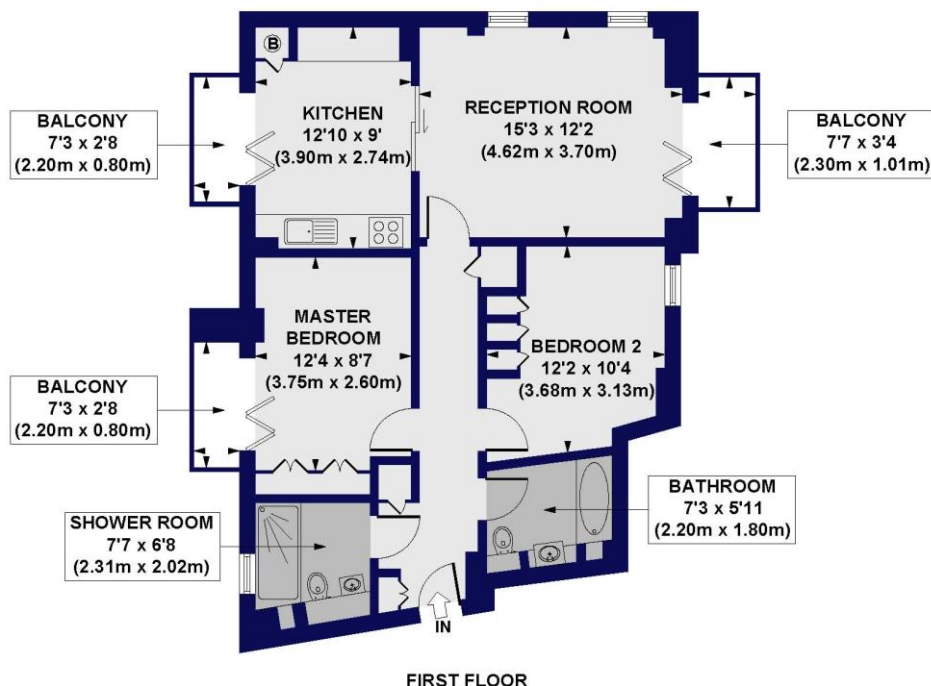
Winkworth



Winkworth

Drayton Park, N5

Approx. Gross Internal Floor Area 759 sq. ft / 70.48 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.

Winkworth

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HH260243>

Tenure: Leasehold

Term: 113 year and 11 months (Subject to change)

Service Charge: £3400 per annum (approx.)

Ground Rent: £ 250 Annually (Subject to review)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.