



159 ASHBURTON TRIANGLE, DRAYTON PARK, LONDON, N5
£500,000 LEASEHOLD

**A WONDERFUL, TWO BEDROOM, 6TH FLOOR
 APARTMENT IN A MODERN DEVELOPMENT
 IN Highbury WITH A PRIVATE BALCONY.**

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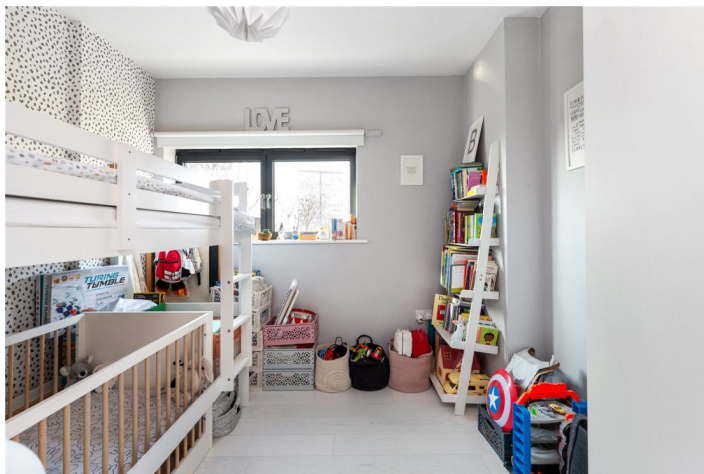


DESCRIPTION:

A beautiful, two double bedroom, sixth floor apartment set in this popular modern block in Highbury, N5. Standing at 726 sq.ft, the property includes an open plan living room/ eat in kitchen leading out to a private, north-west facing balcony overlooking the neighbouring area. The property also benefits from two larger than average double bedrooms and also a contemporary family bathroom which can be found off the hallway. The building offers a 24-hour concierge, lift access and bike storage in a secure basement.

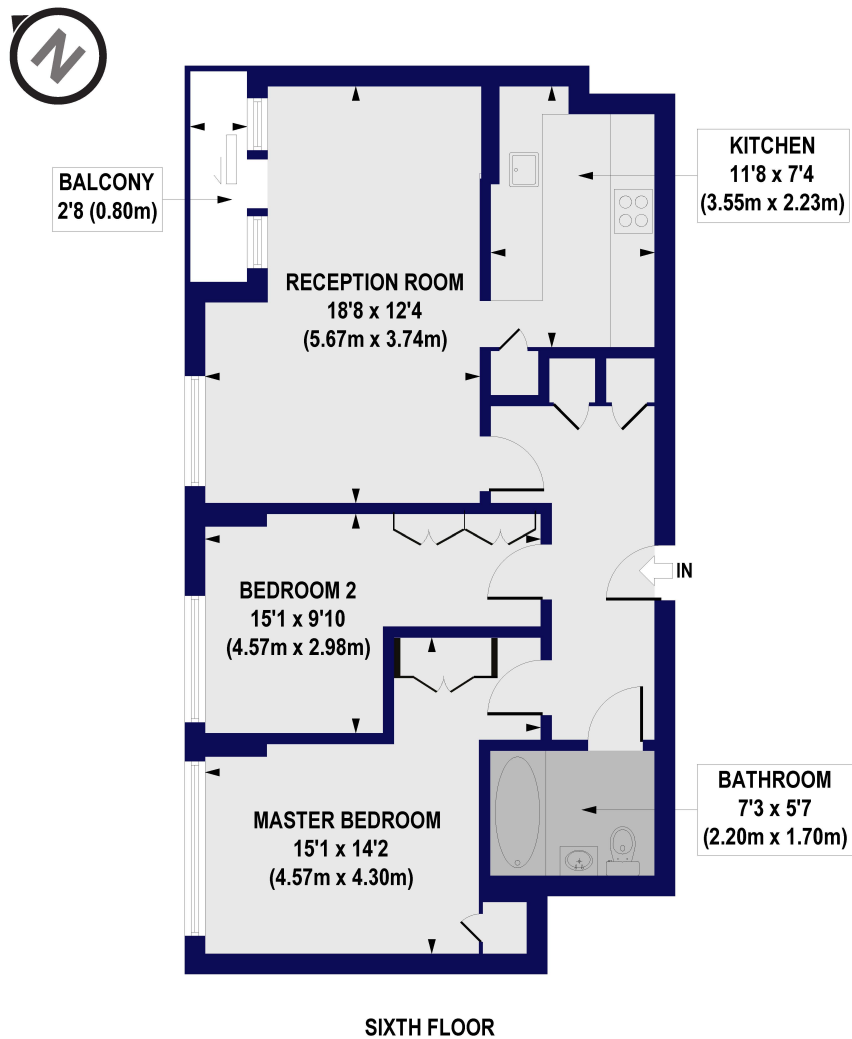
Ashburton Triangle also benefits from 24 hour concierge, lift access and a secured intercom entry system. The flat is set near to the ever-popular Highbury Barn which boasts an array of award-winning food shops and the Highbury Barn gastro pub. There are also superb transport links with Arsenal (Piccadilly line), Holloway Road (Piccadilly line) and Drayton Park (into Moorgate) being a very short distance away. Highbury and Islington Station (Victoria Line and Overground) and the high street shops and restaurants on Upper Street are located just across the green open space of Highbury Fields.

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Ashburton Triangle, Drayton Park, N5
Approx. Gross Internal Floor Area 726 sq. ft / 67.43 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			
(92-100)	A		
(81-91)	B	84	87
(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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