

Ashburton Triangle, Drayton Park, N5 1GE

In Excess of **£300,000**

DAVID ANDREW | your most valuable asset

Ashburton Triangle, Drayton Park, N5 1GE

Situated on the fifth floor of a secure contemporary development in Highbury N5, this well-presented one-bedroom apartment offers bright, modern living in a prime location. Spanning 520 sq ft / 48.3 sq m, this home is wonderfully spacious and features one double bedroom, a well proportioned bathroom and a generous open plan living room / kitchen. Additionally, the balcony offers fantastic views over the impressive Arsenal stadium. The development features lift access, as well as a 24/7 concierge for your convenience. Following recent building improvement works, the property benefits from an A1 EWS1 rating, providing additional reassurance for prospective purchasers and mortgage lenders. Offered chain free (as well as shared ownership option available), it provides an affordable, ready to move into home, with a long lease of 169 years.

Ashburton Triangle is superbly positioned for easy access to Arsenal Underground (Piccadilly Line) and Drayton Park station (National Rail) allowing fantastic direct transport links into the City, King's Cross St. Pancras and Heathrow Airport. Enjoy being minutes away from the cafés, pubs and parks of Highbury Fields, as well as a short walk away from the restaurants of Holloway Road and fashionable Upper Street.

Council Tax band: C | Tenure: Leasehold | EPC Energy Efficiency Rating: B

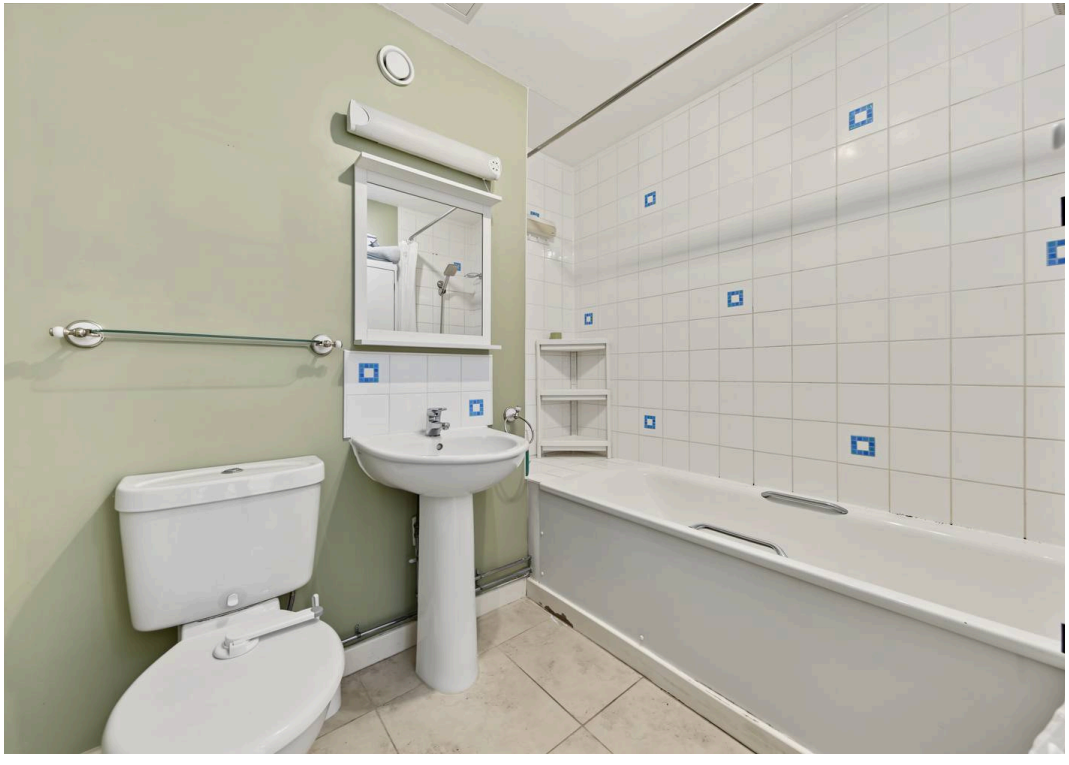
- Approx. 520 sq ft / 48.3 sq m
- One Double Bedrooms
- Open Plan Kitchen / Reception Room
- Private Balcony With Amazing Views over Highbury
- Long Lease 169 Years Remaining
- £3,500 Service Charge (Per Year Including Ground Rent)
- Fifth Floor Apartment In Modern Development With Lift Access & 24-Hour Concierge
- Excellent transport links with Arsenal Tube (Piccadilly Line) and Drayton Park (National Rail) only minutes' walk away







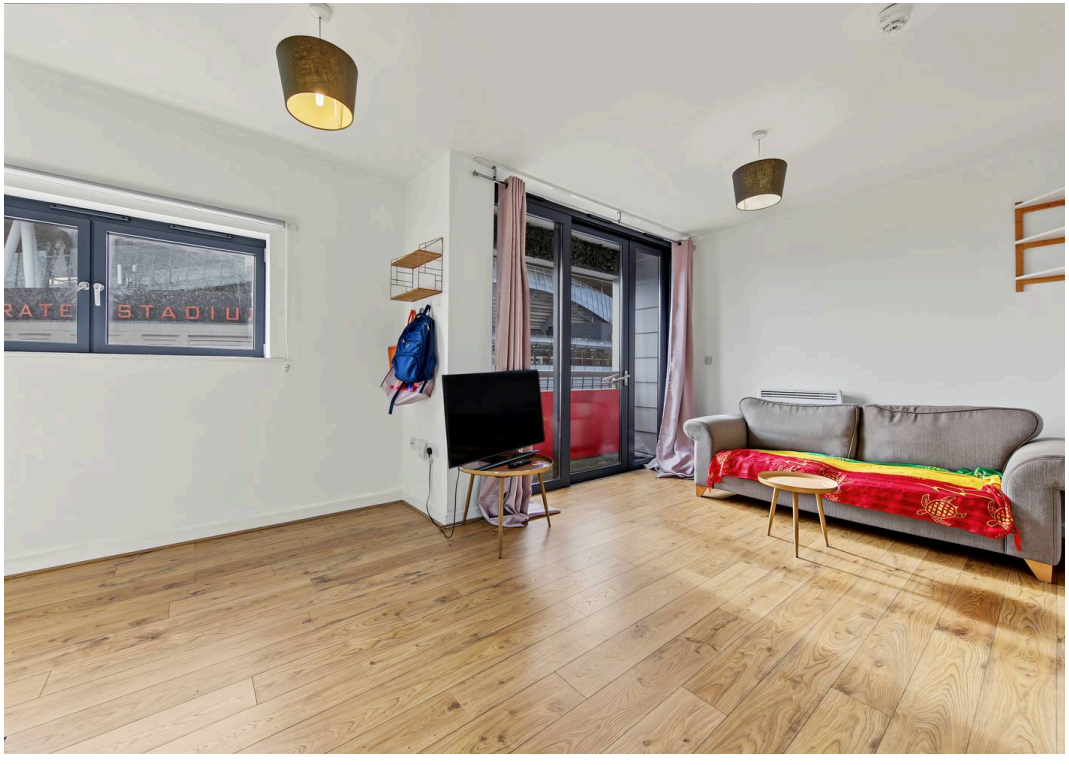








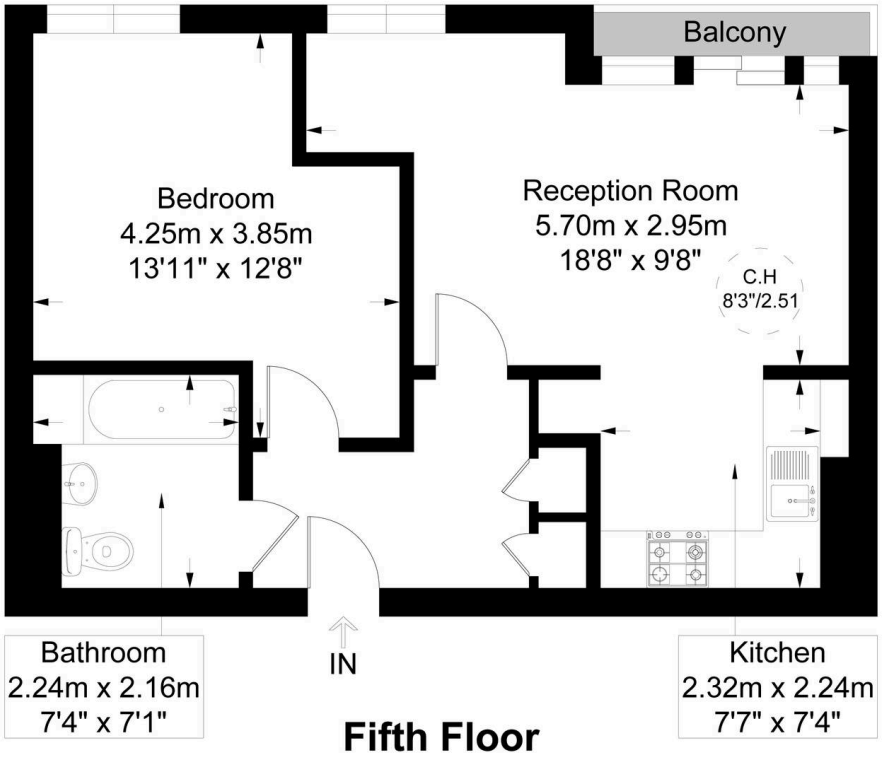




Ashburton Triangle, N5

Approximate Gross Internal Area = 520 sq ft / 48.3 sq m

DAVID ANDREW | your most valuable asset



Fifth Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

scan to book a viewing

RICS Certified Property Measurer

This plan is for layout guidance only.Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

e:
has been excercised in the of these particulars, about the property must not be on as representations of or fact. Prospective applicants and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

The Property Ombudsman | APPROVED CODE TRADINGSTANDARDS.UK | safeagent