



**Southstand Apts, Highbury Stadium Square, N5 1FD**  
**£435,000**

**DAVID  
ANDREW**

your  
most  
valuable  
asset

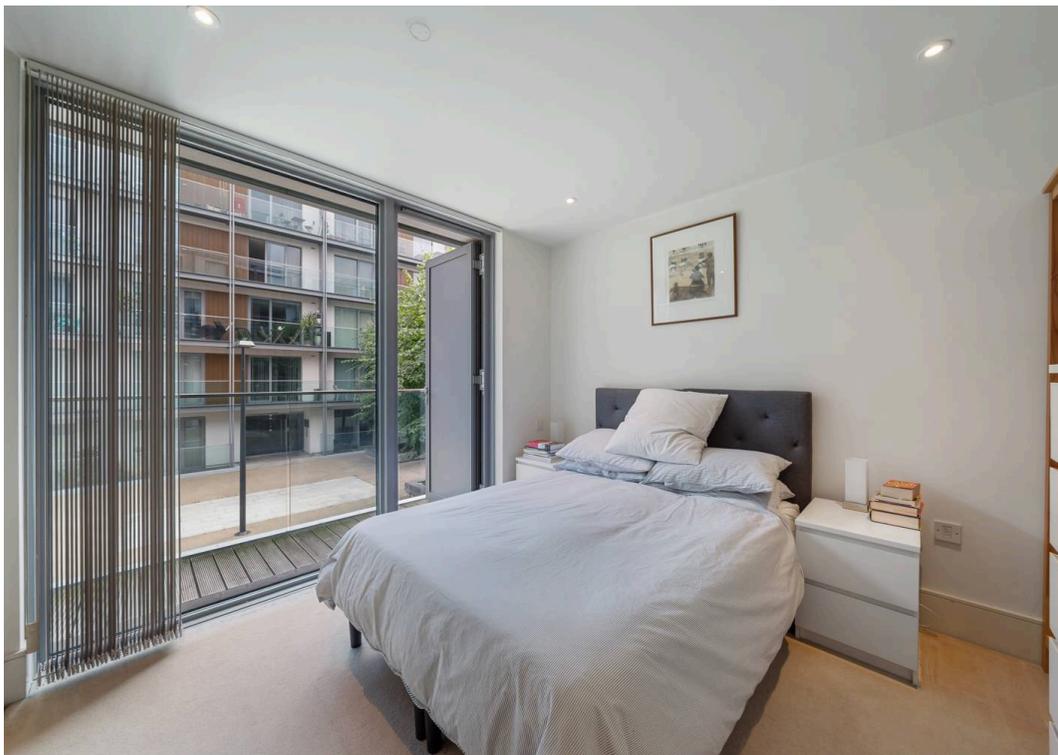
## Southstand, Highbury Stadium Square, N5 1FD

Introducing a larger than average one double bedroom apartment flat spanning 686sqft/63.7 sqm located on the first floor within the iconic secure development of the original Arsenal Stadium. Newly designed refurbished modern kitchen that offers lots of storage, with extra cupboard spaces, a recently fitted quartz worktop and new modern appliances. The bright reception room offers large windows, facing the private courtyard from the covered balcony that spans the width of the flat through to the bedroom. The double size bedroom features built-in wardrobes and the hallway space for a utility cupboard. You'll find a well-equipped kitchen fitted with modern appliances & plenty of space, as well as a modern bathroom suite. Chain Free Sale. Ideally situated in Highbury, the flat is just minutes from the Arsenal underground station on the Piccadilly line. There are Larger scale shopping centres, which can be found at Angel and Holloway locations. Enjoy an array of cafes and restaurants dotted along Highbury Barn & Blackstock Road, as well as leafy green spaces of Highbury Fields and Clissold Park. There is access to beautifully landscaped communal gardens, 24 hours concierge and easy access to Fitness First gym with swimming pool (although with separate paid membership).

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

- 686 sq ft / 63.7 sq m
- EWS1 improvement works are planned & due to be covered by government grant
- One Double Bedroom
- Large Open Plan Living Space
- Newly fitted Modern Kitchen
- Spacious Bedroom
- 236 years remaining on the lease
- Service Charge £4050p.a | Ground Rent: £300p.a
- Amazing transport links







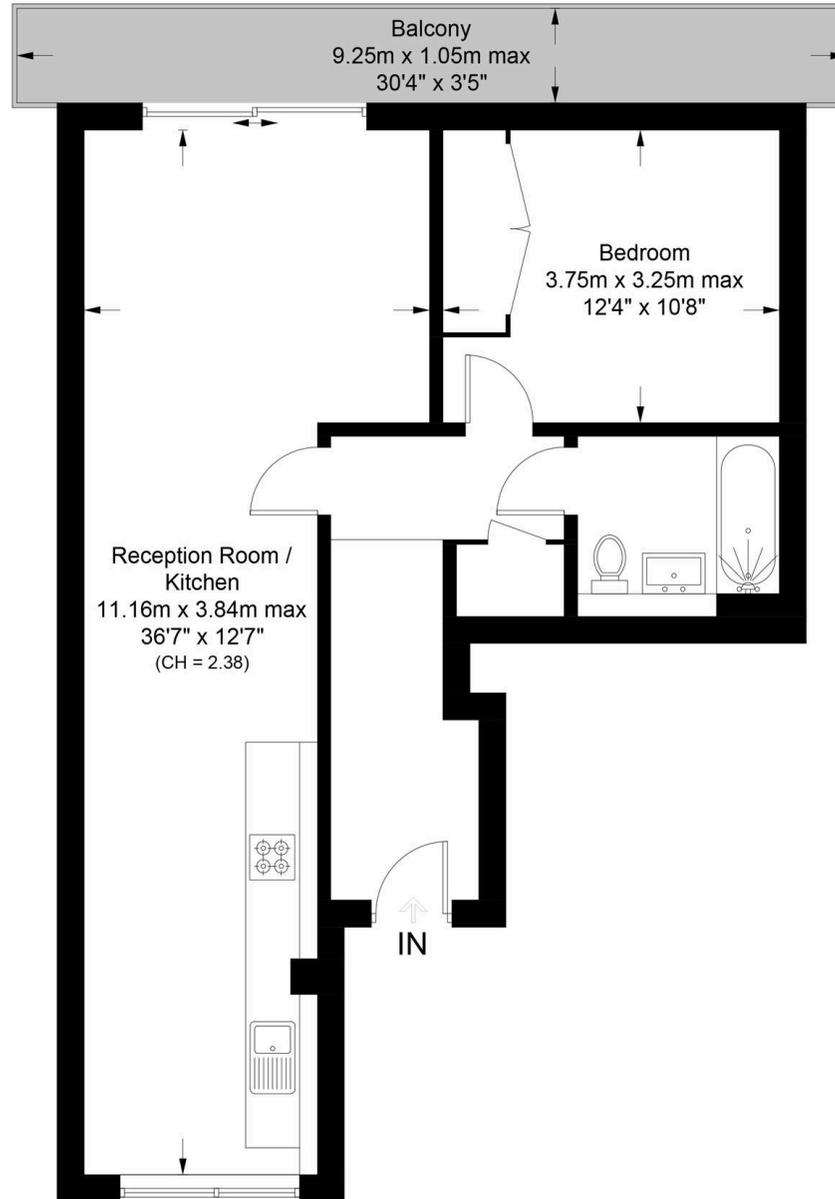


# Southstand Apartments, N5

Approximate Gross Internal Area = 686 sq ft / 63.7 sq m

# DAVID ANDREW

your most valuable asset



## First Floor

*scan to book a viewing*



**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 decisions reliant upon them. (ID1229119)



has been exercised in the of these particulars, out the property must not be as representations of r fact. Prospective applicants and rely upon their own id those of professional es. David Andrew Estates ability for any error contained in these particulars.

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