



Vale Row, N5 1LL  
£299,995

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ANDREW** | your  
most  
valuable  
asset

# Vale Row N5 1LL

London, London

A well-proportioned one bedroom, ground-floor apartment situated off Gillespie Road, N5. The internal space comprises a well-equipped kitchen, good size reception room leading on to a private courtyard and has 398.70sqft/37.04sqm of living space. In addition, there is a good size bedroom and off street parking. Vale Row is conveniently located moments from Highbury Barn / Highbury Fields and is in close proximity to a wide variety of local shops, cafes & restaurants. The property is well served by excellent transport links, including Arsenal (Piccadilly Line), Finsbury Park (National Rail & Underground services), plus several well-connected local bus routes.

Council Tax band: TBD

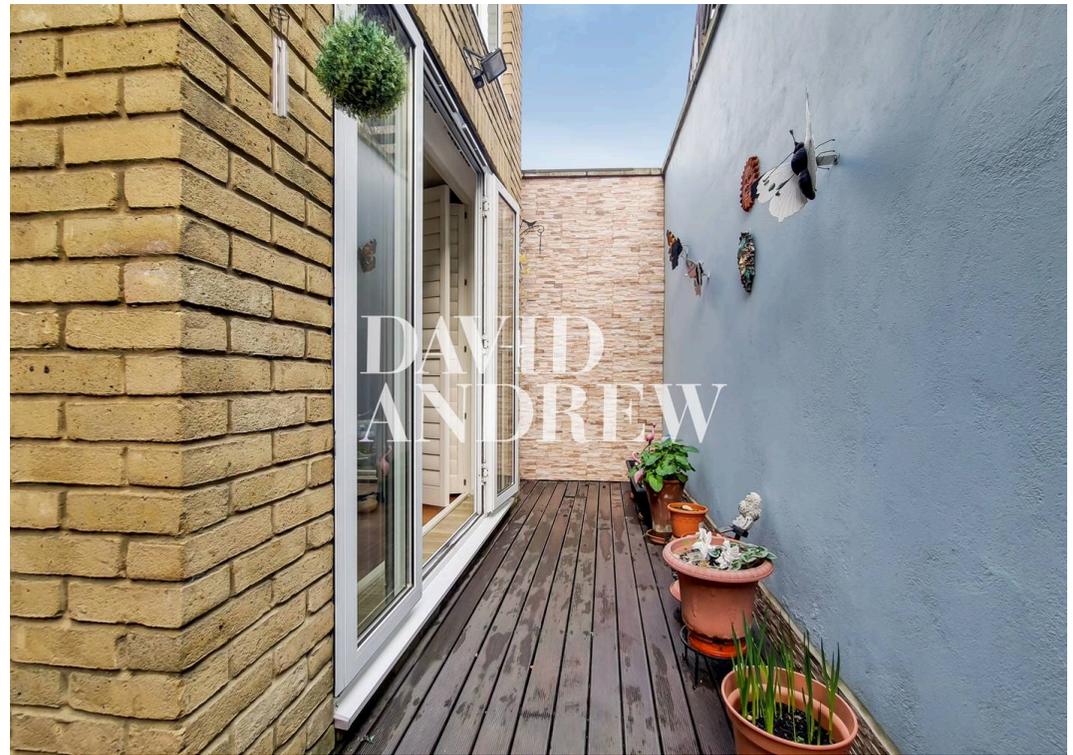
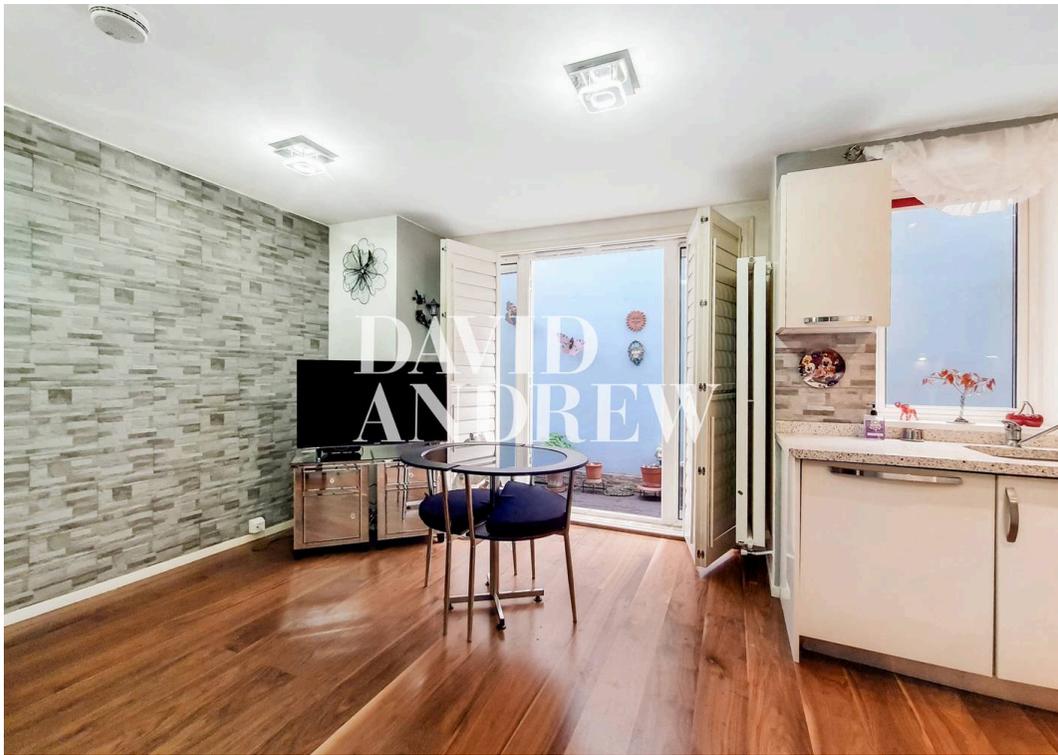
Tenure: Leasehold

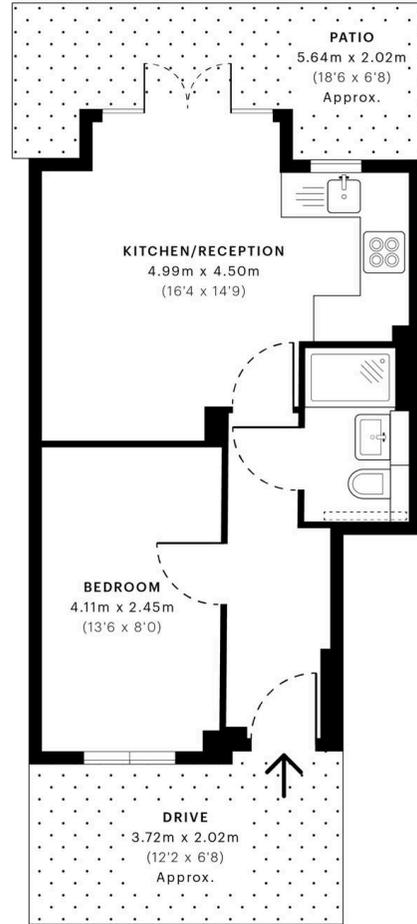
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- One Double Bedroom
- Private Courtyard
- off Street Parking
- 398.80sqft/37.03sqm
- Good Transport Links
- Great Location
- Epc Rating C
- Close to Clissold Park







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— Ground 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



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
37.04 sqm / 398.70 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes mezzanine, restricted head height  
35.37 sqm / 380.72 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.9m  
0.11 sqm / 1.18 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 3728 sqm / 401.28 sqft  
IPMS 2C RESIDENTIAL 35.90 sqm / 389.30 sqft

SPEC ID 563a43a5f5de3ccd0de5378a33

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

