



Ashburton Triangle, Drayton Park, N5 1GD

In Excess of **£395,000**

**DAVID
ANDREW**

your
most
valuable
asset

Ashburton Triangle, Drayton Park, N5 1GD

Situated on the fifth floor of a secure contemporary development in Highbury N5, this well-presented two-bedroom apartment offers bright, modern living in a prime location. Spanning 749 sqft / 69.63 sq m, this home is wonderfully spacious and features two large bedrooms, a modern bathroom, a generous open plan living room and a fully fitted kitchen. Additionally, the east-facing balcony offers fantastic views over leafy Highbury. The development features lift access, as well as a 24/7 concierge for your convenience.

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: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- 749 sq ft/ 69.63 sq m - Internal Living Area
- Fifth Floor Apartment in Modern Development with Lift Access and 24-Hour Concierge
- Two Double Bedrooms
- Spacious Open-Plan Living Room With Modern Kitchen
- Private balcony with Amazing Views over Highbury
- Close to Local Amenities - Supermarkets, Transport, Pubs, Cafes and Parks
- Excellent transport links with Arsenal Tube (Piccadilly Line) and Drayton Park (National Rail) only minutes' walk away
- Fantastic Highbury N5 Location
- Service Charge (including Ground Rent) £3748 p.a
- Lease Remaining: 170 years





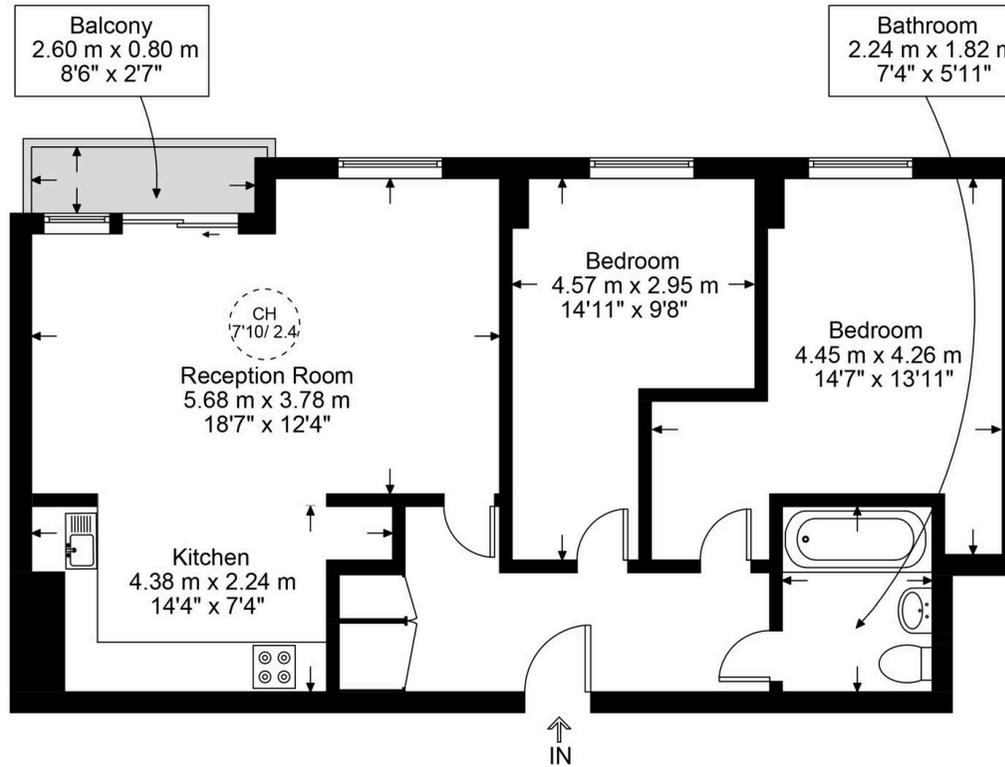






Ashburton Triangle, N5
Approximate Gross Internal Area = 749 sq ft / 69.63 sq m

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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



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.



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

