

hotblack desiato

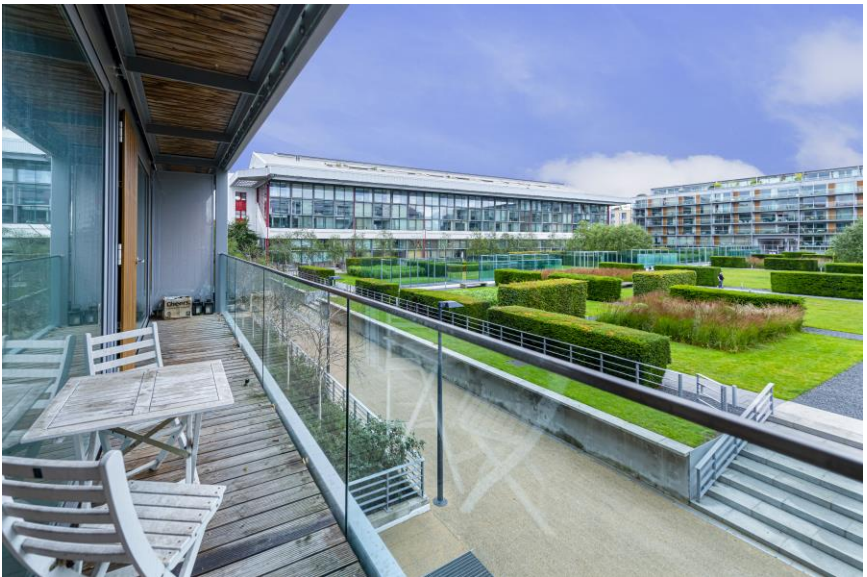
ESTATE AGENTS

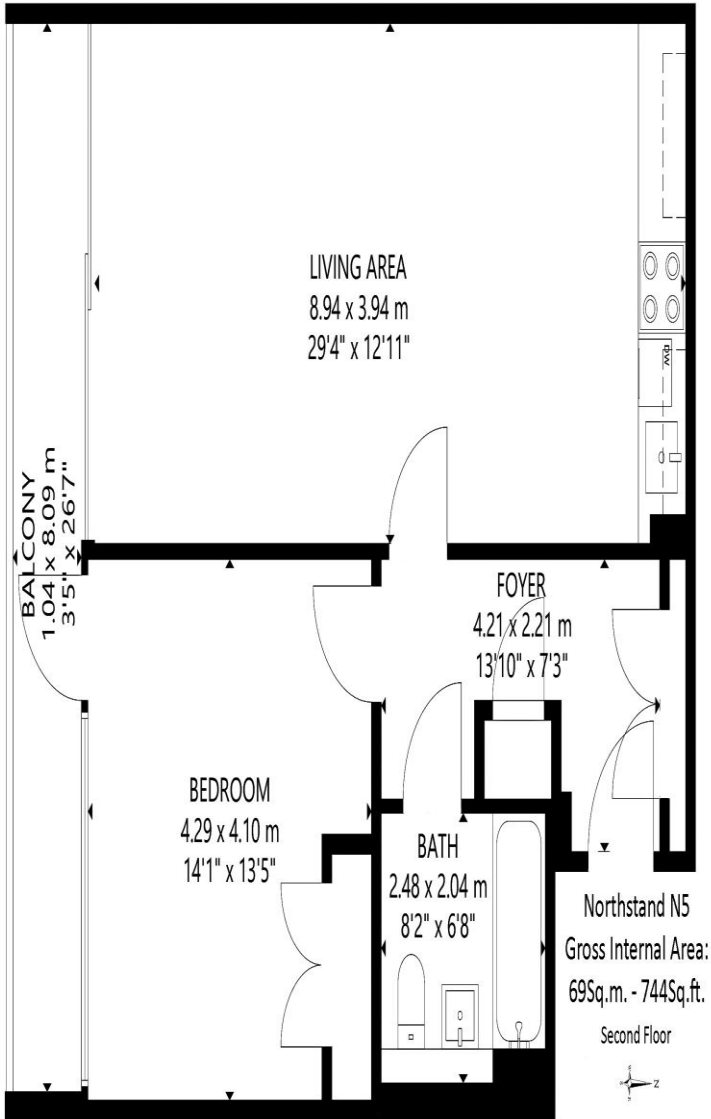
HIGHBURY STADIUM SQUARE, N5 1FL £600,000



A fine, spacious, second floor flat overlooking the pitch and set within the iconic North Bank of the former Arsenal stadium. The flat has great views over the former pitch with its feature landscaped gardens. Both the living room and bedroom face South onto the terrace. Otherwise the flat benefits from a modern, fully fitted kitchen and a modern bathroom suite.

- SECOND FLOOR APARTMENT
- ONE BEDROOM
- OPEN PLAN LIVING ROOM/ KITCHEN
- STUNNING PITCH VIEWS
- MODERN BATHROOM SUITE
- 24 HOUR CONCIERGE
- SECURE GATED COMMUNITY
- Leasehold (240 Years Remaining)
- Service Charge: £3,000 pa
- Ground Rent: £350 pa
- Council Tax: Band D - £1548 pa
- Approx. Sq Ft: 744
- Rental Estimate: £ TBC

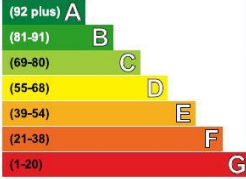




Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, nooses, angles and Sq.ft/age are approximate within 5% accuracy. For identification purposes only. Not to be used as part of the decision to buy. You must check all details before purchase and only purchase when you have confirmed them. Price on application for a 90 day licence to use this plan. No appliances tested. Not to scale. G. Floupin, EPC, Virtual Tour and Photography by www.steel-lookin with the UK's Number 1 Property Photographer Liverpool - Email: patricia@steel-lookin - Tel: 07947 219401

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
81	81



TRANSPORT LINKS

Arsenal station (Piccadilly) is 0.2 miles away (2 minute walk)
 Drayton Park station (Overground) is 0.6 miles away
 Upper Street is 10 mins away and The City is 12 mins away.

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