



Weststand, Highbury Stadium Square, N5 1FH



Set in the development on the site of the former Arsenal Football Club, is Highbury Stadium Square - a unique and impressive development of luxury apartments. The apartment is just a few minutes' walk from Arsenal Tube Station (Piccadilly Line) and Drayton Park overland station is equally close at hand.

The apartment is set in the historic West Stand. The apartment benefits from wood flooring throughout the hallway and living areas. The flat comprises an open plan kitchen/living room with bright and sunny aspect.

The kitchen is fully fitted and includes dishwasher, fridge (with freezer section), oven/microwave and is finished to an extremely high standard. There is a storage cupboard housing a washer dryer and a separate sleeping area that has a fitted wardrobe and essentially functions as a bedroom (albeit without a door and therefore has an opening to the living area.) The bathroom is beautifully appointed and includes a shower into the bath. The flat is a spacious size for a studio and has a separate sleeping area.

Parking Space Available by separate Treaty: £15,000  
EWS1 Rating B2.





Lounge/Dining	3775mm x 2263mm	12'4" x 7'5"
Kitchen	2400mm x 2355mm	7'10" x 7'8"
Bedroom 1	3800mm* x 2523mm	12'5"* x 8'3"
Area	36.6m <sup>2</sup>	393.9sq.ft

\*(max)



**Asking Price:** £350,000 Subject to contract

**Tenure:** Leasehold

**Ground Rent:** £300 per annum

**Tenure:** Leasehold: 239 Years Remaining

**Service Charge:** £3022.68 per annum

**Local Authority:** Islington

**Council Tax Band:** D

**Sales Enquires:** 020 7684 2852

**Admin & Management:** 020 7980 7806

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