



South Stand Apartments N5 1FD

£485,000 Leasehold



A fantastic one-bedroom flat spanning 616 sq ft / 57.2 sqm located on the second floor within the iconic secure development of the original Arsenal Stadium. Included in the sale of the flat is allocated secure underground parking.

Enjoy an open-plan living area with separate cooking, dining and living areas, that look out onto a 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 comprises a utility cupboard, perfect for additional storage space. You'll find a well-

- 616 sqft / 57.2 sqm
- Large Open Plan Living Space
- Secure Parking
- Spacious Bedroom
- Modern Bathroom
- Service Charge £4000p.a
- Ground Rent: £400 p.a
- EPC rating - B

Highbury

To arrange a viewing please contact:

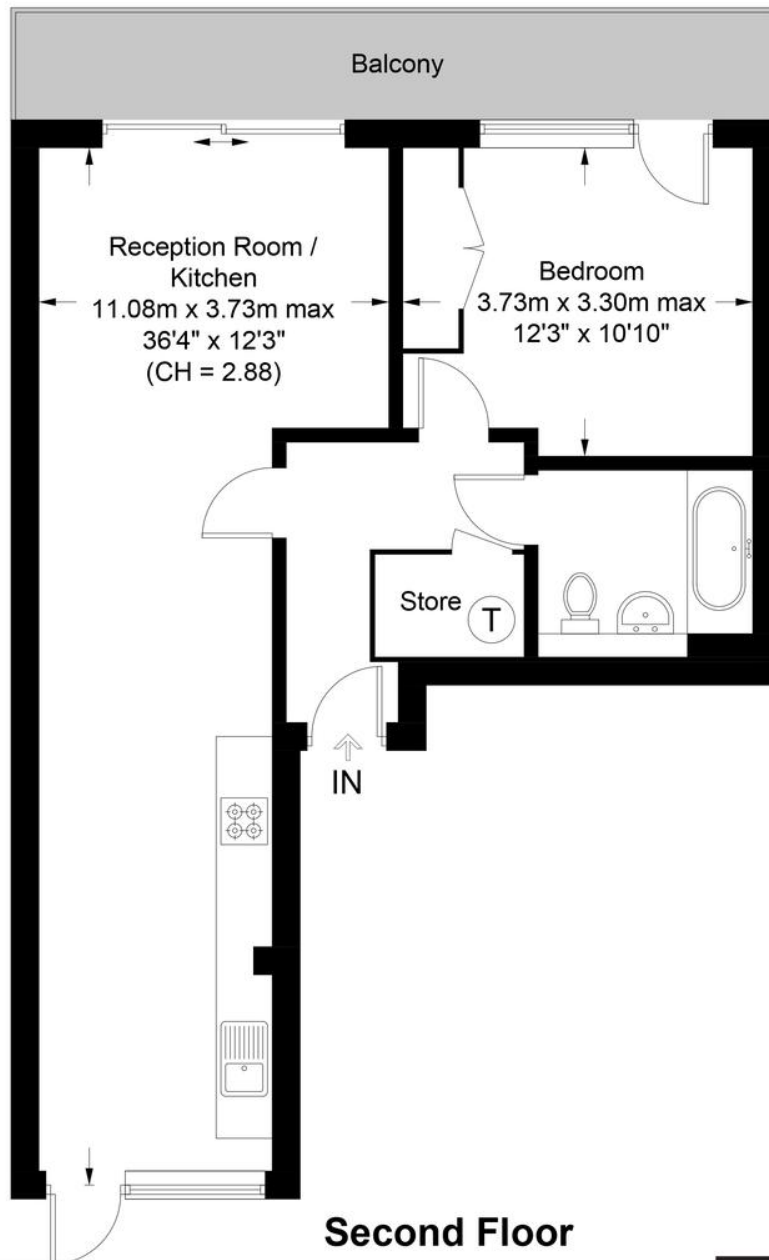
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## Highbury Stadium Square, N5

Approximate Gross Internal Area = 616 sq ft / 57.2 sq m



**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. (ID1136023)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Agent's Note:

Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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