



Fantastic duplex apartment in prime position within the historic Highbury Stadium Square development.

**Weststand Apartments, Highbury Stadium Square, London, N5**

£695,000 Leasehold





Kitchen/reception room • 2 bedrooms • En suite bathroom • Shower room • Utility room • Wonderful view over landscaped gardens • Historic development • Great condition • Long leasehold • Excellent transport links

#### Local Information

This is a spacious contemporary duplex apartment in this gated landmark development, Highbury Stadium Square, which occupies the site of the old Arsenal stadium. The apartment is extremely convenient for Arsenal Tube station (Piccadilly line) and within easy reach of both Highbury & Islington (Overland and Victoria Line) and the numerous bus routes heading East, West and into the City. The local shops at Highbury Barn are excellent and include a butcher, fishmonger, dry cleaners and Post Office. Further amenities can be found on Islington's Upper Street, including the bars, restaurants and shops.

#### About this property

This wonderful duplex apartment is perfectly located within the historic Grade II listed Weststand apartments. If the property was still a football stadium you would be located at the front of the upper tier with the perfect view of the pitch – which is now one of London's largest private landscaped gardens. The central feature are the fabulous 4m windows which open at the touch of a button and are powered electronically. These are perfect to view and enjoy the glorious sight lines across the garden and illuminated water features.

The apartment features two double bedrooms, an open plan kitchen/reception space of excellent proportion, two well sized bathrooms as well as a separate W/C, utility room and excellent additional storage. The master bedroom boasts excellent built in storage and an en suite bathroom. This could be remodelled to create a master bedroom suite with walk-through wardrobes (subject to planning and freeholders consent).

It is a fabulous apartment in a prime position within a truly unique development which we are delighted to bring to the market.

#### Tenure

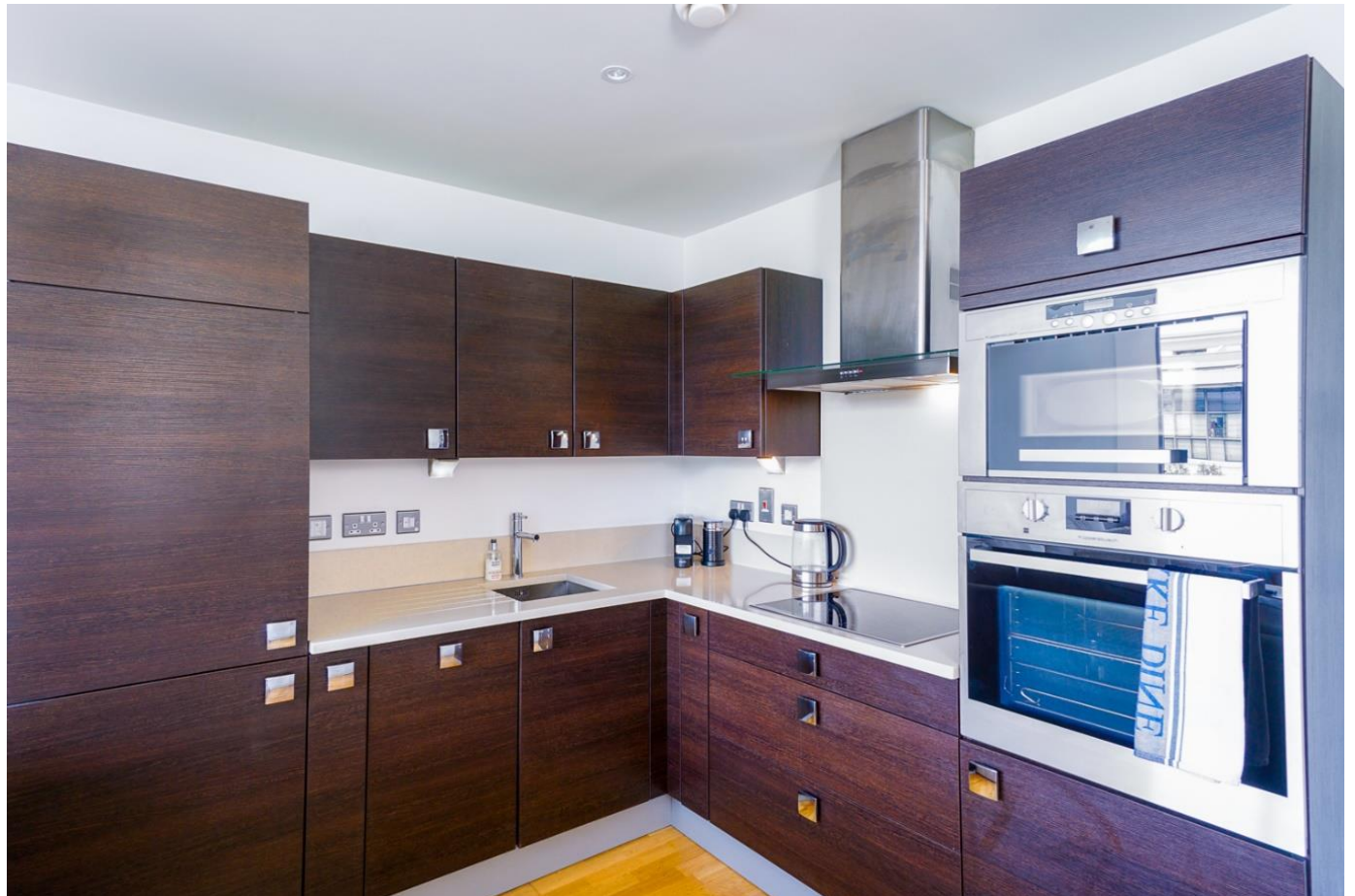
Leasehold

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.  
Telephone: +44 (0) 207 226 1313.





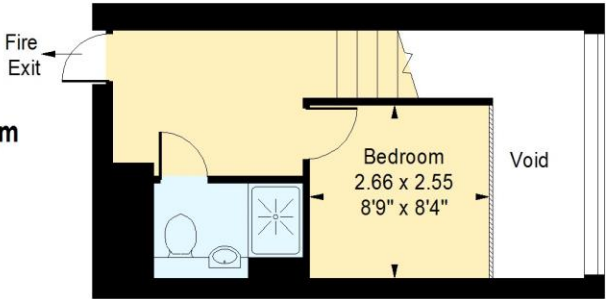


Weststand Apartments, Highbury Stadium Square, London, N5  
Gross Internal Area 871 sq ft, 80.9 m<sup>2</sup>

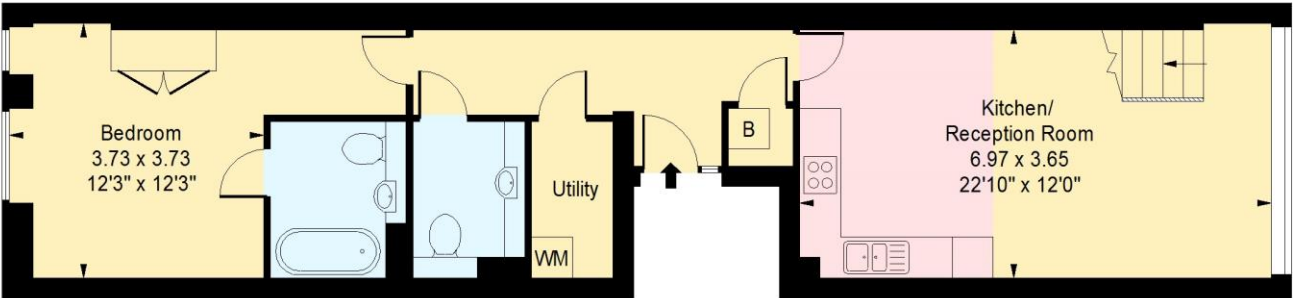
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Weststand Apartments,  
Highbury Stadium Square, N5  
Approximate Gross Internal Area = 871 sq ft / 80.92 sqm




Third Floor



Second Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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