



# Modern One Bedroom in Highbury Stadium Square

Weststand Apartments, Highbury Stadium Square, London, N5

£475,000 Leasehold

**savills**

Reception • Kitchen • Bedrooms • Bathroom • High specification interiors • Semi open planned kitchen and living room • Concierge development • Underground parking • Access to private communal Gardens • Located near to excellent transport links

#### Local Information

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

A spacious one bedroom apartment is set in the Weststand in the sought after development of Highbury Stadium Square. The apartment is on the second floor and comprises of a spacious entrance hall leading to a semi open plan kitchen and living room with attractive wood flooring and a large windows. The bedroom is carpeted, includes generous built in storage and located next to the large family bathroom. Highbury Square is the redevelopment of Arsenal's world renowned Highbury Stadium, and features 24/7 concierge and residents communal gardens.

#### Tenure

Leasehold

#### Local Authority

Islington

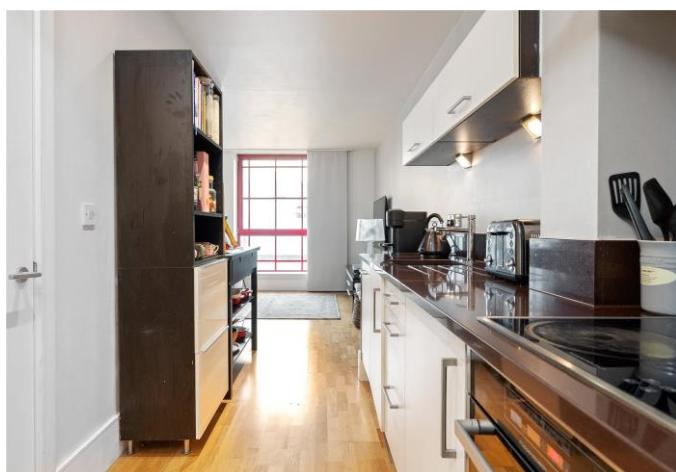
#### Energy Performance

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.

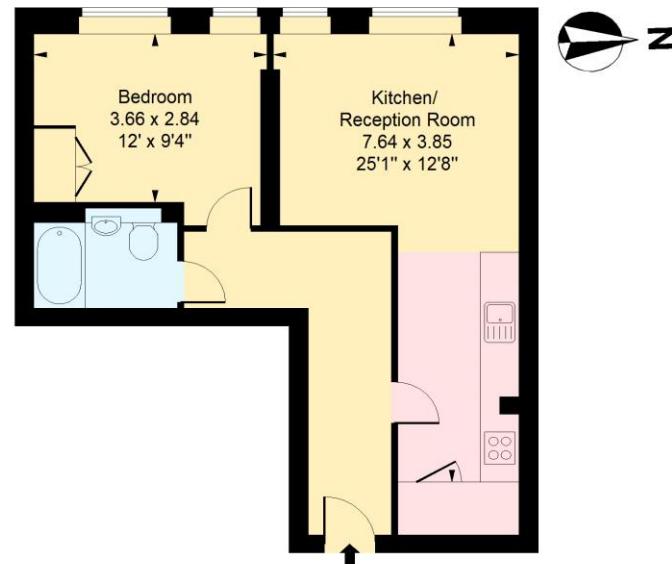






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Highbury Stadium Square, N5

Approximate Gross Internal Area = 517 sq ft / 48.03 sqm



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+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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