



# Drummond Way, Highbury and Islington, N1

Asking Price: £575,000

Benham  
& Reeves

# Drummond Way, Highbury and Islington, N1

🏠 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

A beautifully presented one bedroom apartment situated on ground floor of this highly sought after Edwardian school conversion within a gated development located in Barnsbury.

The accommodation comprises an impressive 22'11 reception room with fully fitted open plan kitchen, a spacious double bedroom with floor to ceiling fitted wardrobes and a contemporary bathroom.

Residents of this award-winning development benefit from 24 hour concierge service, beautifully maintained communal areas and a secure gated entry system.

The property is Ideally located for easy access to eclectic selection of shops restaurants and bars found along Upper Street. Highbury and Islington underground (Victoria Line), overground and national rail stations are just a short walk away offering a direct route to the centre of London and are one stop away from King's Cross & St Pancras stations which provide access to the Eurostar as well as the Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith and City lines.



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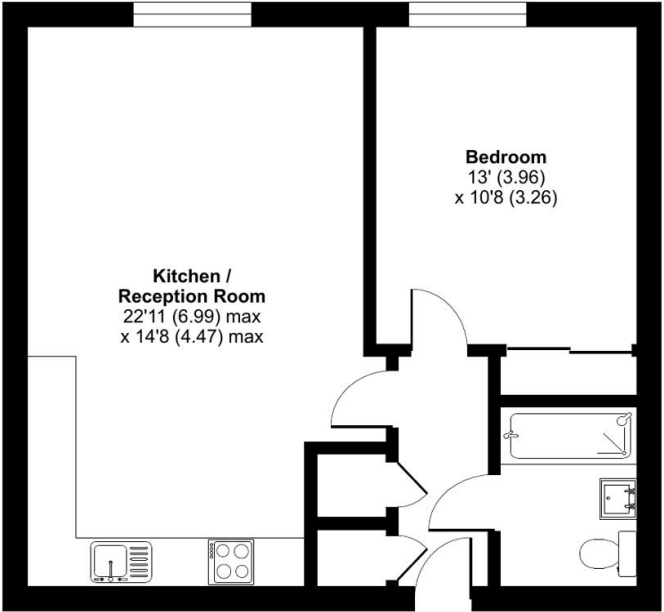


## Property Features:

- One Bedroom
- Bathroom
- 22'11" Reception Room
- Stylish Open Plan Kitchen
- Concierge
- Gated Development
- Highbury and Islington stations (zone 2)

## Gore House Drummond Way, London, N1

Approximate Area = 575 sq ft / 53.4 sq m  
 For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£575,000
Tenure:	Leasehold Expires 23/06/2260 Approximately 235 Years Remaining
Ground Rent:	£300.00 (per annum)
Service Charge:	£3,332.00 (per annum)
Anticipated Rent:	£2,500.00 pcm Approx. 5.2% Yield

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP240444

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