

Islington Office

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**HIGHBURY STADIUM SQUARE, ISLINGTON, N5**

£495 per week

Preliminary Details

A brand new two bedroom apartment in the West Stand of the Old Arsenal Stadium. This property offers comfortable living and benefits include an open plan kitchen/reception, high spec bathroom, double size bedrooms, gas central heating and wood flooring throughout. Residents will also be provided with outstanding facilities including a 24-hour concierge service and the availability of an on-site fitness centre with swimming pool. Moments to Arsenal Tube station on Piccadilly line. This property would make an ideal home for a professional couple or two sharers.



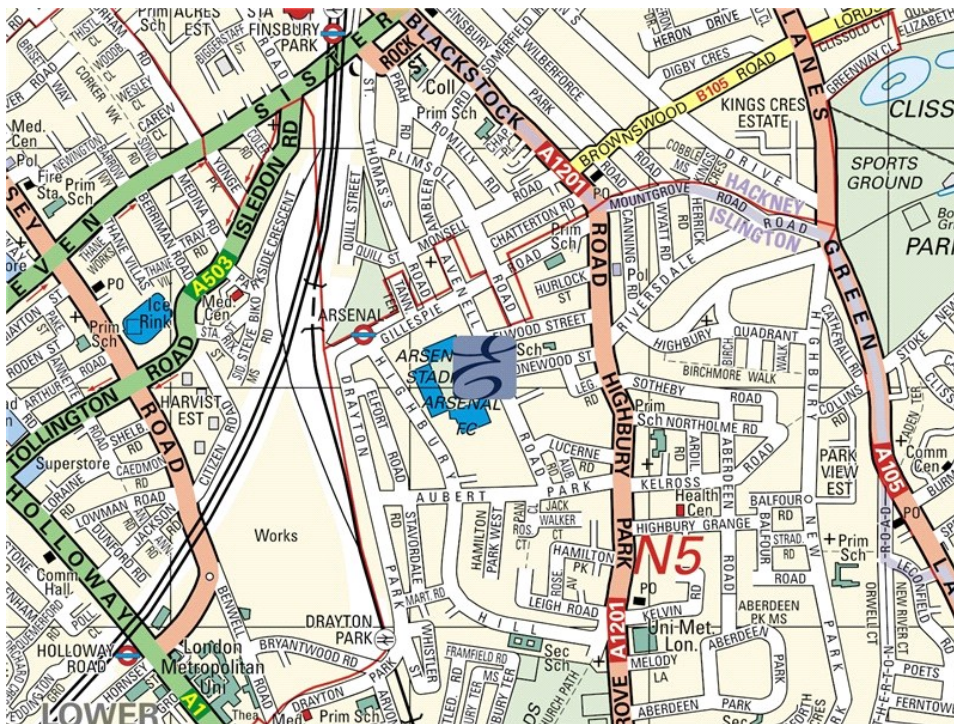
2 Bedrooms • 2 Bathrooms




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Area Overview

Much gentrified in recent years, Islington has become very popular with city professionals and young families alike. Upper St, the beating heart of Islington, offers an enormous choice of upmarket bars, restaurants and shops. Many of the period properties are Georgian terraces, but several new and luxurious apartment blocks replete with gyms, restaurants and swimming pools, have recently been completed.



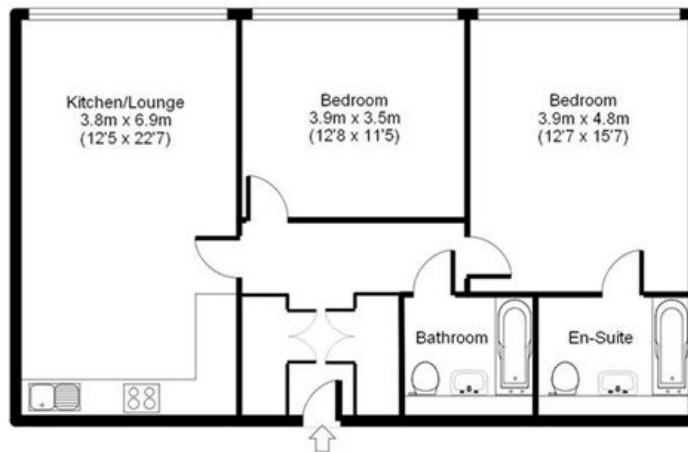
Highbury Stadium Square, Islington  Arsenal (0.2M),  Finsbury Park (0.5M),  Holloway Road (0.6M)

Council Tax Bands



Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Weststand - Highbury Square N5

APPROX GROSS INTERNAL FLOOR AREA: 855 sq. ft / 80 sq. m



Floorplan for identity purposes only.
Measurements are approximate and not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B	87	89	(81-91) B	88	89
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR Highbury Stadium Square, Islington, N5



Emirates Stadium

The home of Arsenal football club, the Emirates Stadium is the third largest stadium of its kind in the UK with a capacity of over 60,000. Located in North London, the stadium is remarkable piece of modern architecture, providing a first class sporting experience, as well as a well-earned reputation as a leading conference and music venue.

🚶 500m (8 mins) from Highbury Stadium Square



Highbury Fields

With over 29 acres of greenery to enjoy, Highbury Fields is Islington's largest open space. It is a welcome and quite unexpected bit of serenity away from the city's hustle and bustle, perfect for quiet strolls or entertaining the kids in one of the best playgrounds the north has to offer.

🚶 900m (15 mins) from Highbury Stadium Square



Clissold Park

A pretty and much loved local park set in Finsbury Park, north London. Unlike most central parks, it is a quiet and refreshingly natural park with a wide assortment of activities, such as an animal enclosure, children's playground and a stunning restaurant situated in the local mansion house to name but a few.

🚶 1000m (17 mins) from Highbury Stadium Square



The Alwyne Pub

The Alwyne is a friendly and lively pub in the heart of Islington, which has the well earned reputation as one of the best pubs in north London. Looking like a small castle from the outside, it is famous for its popular beer garden, hog-roast, great food and a variety of drinks, along with a cosy and welcoming atmosphere with a hugely varied clientele.

🚶 1300m (22 mins) from Highbury Stadium Square



Melville Place Banksy

This piece of art by the graffiti artist Banksy is located on the Essex Road corner of Melville Place in London. Banksy is the quasi-anonymous street artist, famous for his combination of distinctive stencilling techniques and graffiti writing, who continues to baffle and entertain people from all over the world.

🚶 2000m (33 mins) from Highbury Stadium Square



Carluccios

The nationally successful Carluccio's restaurants and shops were founded in 1991 by Antonio and Priscilla Carluccio. Their restaurants, cafes and shops are hugely popular and remain devoted to providing fresh and authentically Italian produce from all over Italy.

🚶 2100m (35 mins) from Highbury Stadium Square