



Drummond Way, Highbury & Islington, N1

Asking Price: £550,000

Benham
& Reeves

Drummond Way, Highbury & Islington, N1

 1 Bedroom

 1 Bathroom

 Leasehold

This stylish one-bedroom apartment is located on the raised ground floor of a beautifully converted Edwardian school.

The spacious reception room features dark wood flooring, ample space for dining, and an open-plan layout leading into a fully fitted kitchen with integrated modern appliances. The generously sized double bedroom benefits from built-in storage and is complemented by a high-specification bathroom finished with floor-to-ceiling ceramic tiles.

Further benefits include underfloor heating, a dedicated 24-hour concierge service, and access to well-maintained private grounds with landscaped gardens and a tranquil water feature. The property is ideally positioned close to excellent transport links, with Highbury & Islington stations nearby.

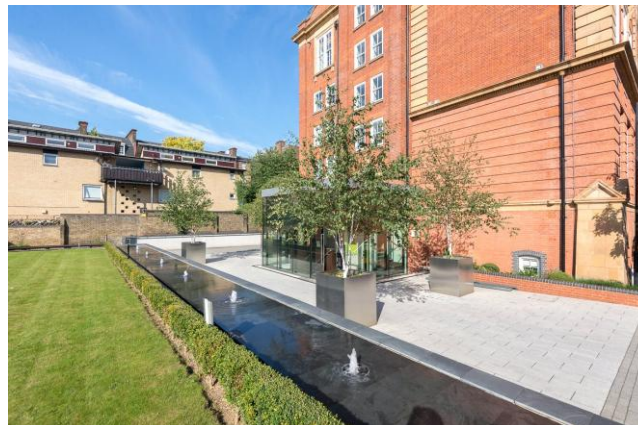
Please note that this property is currently rented, photographs were taken prior to the current tenancy



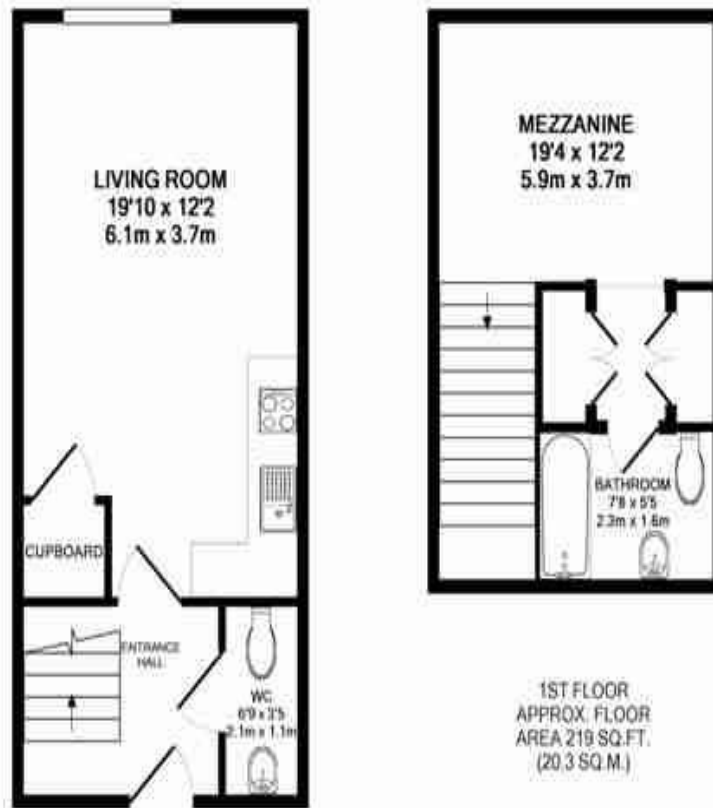


Property Features:

- One Bedroom
- Open Plan Kitchen
- High Ceilings
- Additional Downstairs WC
- Gated Development
- Concierge
- Duplex



Drummond Way, Highbury & Islington, N1



GROUND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 219 SQ.FT.
(20.3 SQ.M.)

DRUMMOND WAY, BARNSBURY PLACE, GORE HOUSE, N1 1NR
TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Terms & Conditions:

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

Asking Price:	£550,000
Tenure:	Leasehold Expires 07/06/2260 Approximately 234 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2026
Service Charge:	£2,634.73 (per annum) to June 2026
Anticipated Rent:	£2,000.00 pcm Approx. 4.4% Yield

Viewings:

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

Our reference: CWH240107

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