



ONE BEDROOM WITH BALCONY IN ICONIC  
Highbury Development

QUEENSLAND ROAD

N7

Guide Price  
£400,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £400,000	<b>Square Footage</b> 527
<b>Council Tax Band</b> D	<b>EPC</b> B
<b>Ground Rent</b> £525 pa	<b>Service Charge</b> £2790.48 pa
<b>Tenure</b> Leasehold	

A bright and spacious one bedroom apartment with balcony in a landmark development moments from the iconic Emirates Stadium.

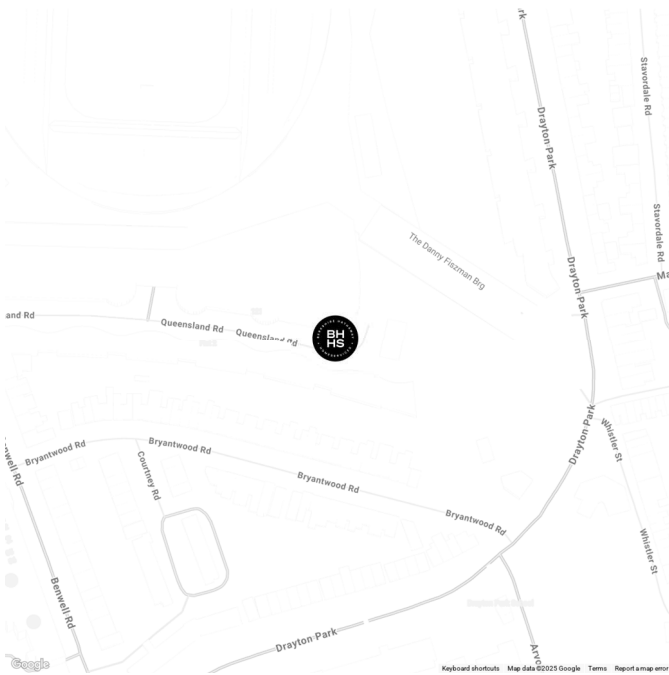
Residents also benefit from Concierge and Gym.

Queensland Road is perfectly placed for easy access to Highbury and Islington. Highbury Fields is within easy reach, as are excellent transport links including Drayton Park overground station, Holloway Road underground station (Piccadilly Line) and Highbury & Islington station (Victoria Line) providing a quick link to Kings Cross & St Pancras International station.

# FEATURES

- One Bedroom
- One Reception Room
- One Bathroom
- Concierge/ Porter
- 24 Hour Security
- Lift
- Balcony
- Communal Gardens

# LOCATION



**KINGS CROSS SALES**  
Unit 4,6 Pancras Square, N1C 4AG

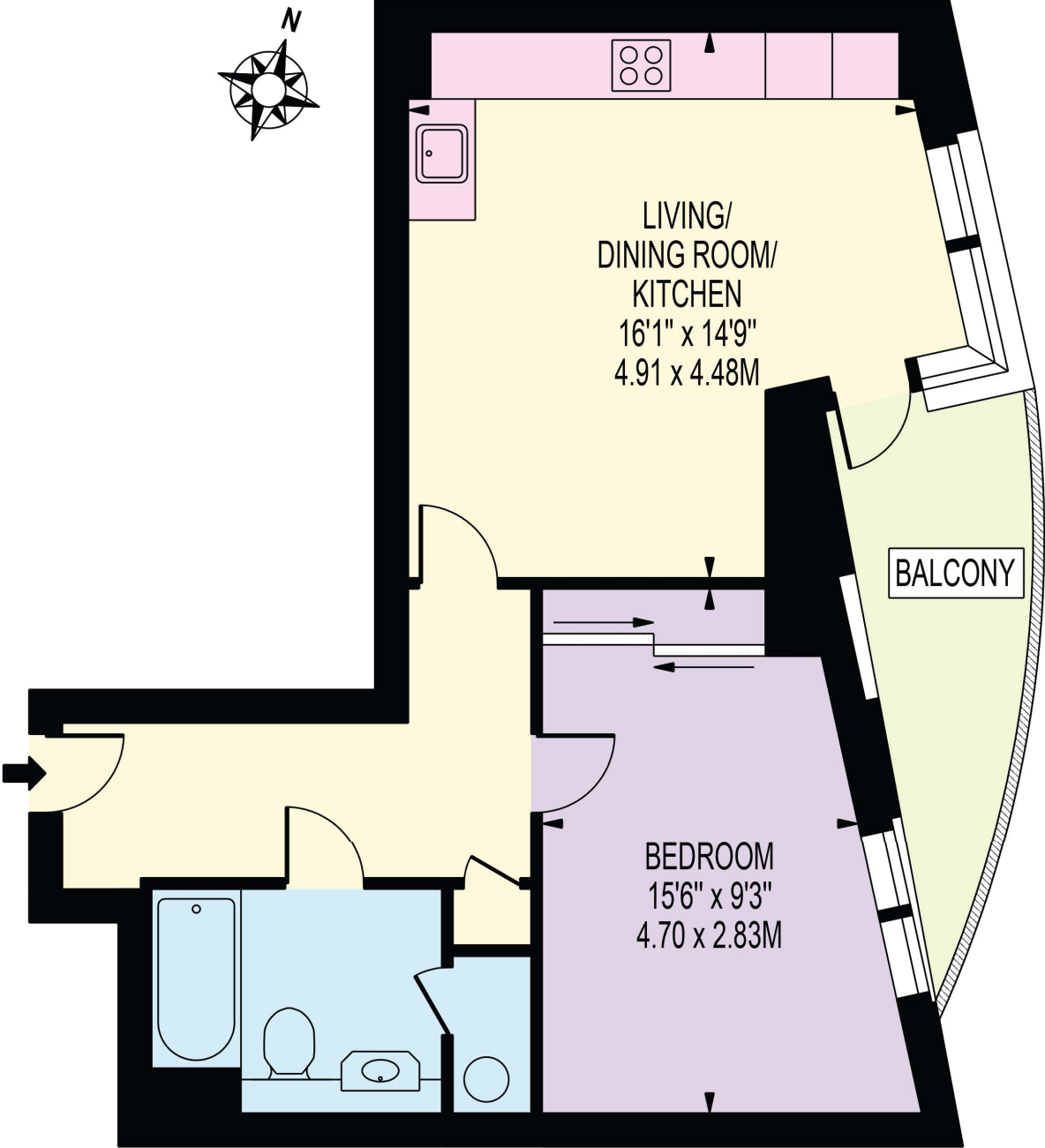
020 7467 2020  
sales.kingscross@bhhs-london.com



# FLOORPLAN

## GILLESPIE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 527 SQ FT - 48.96 SQ M



### FIFTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.