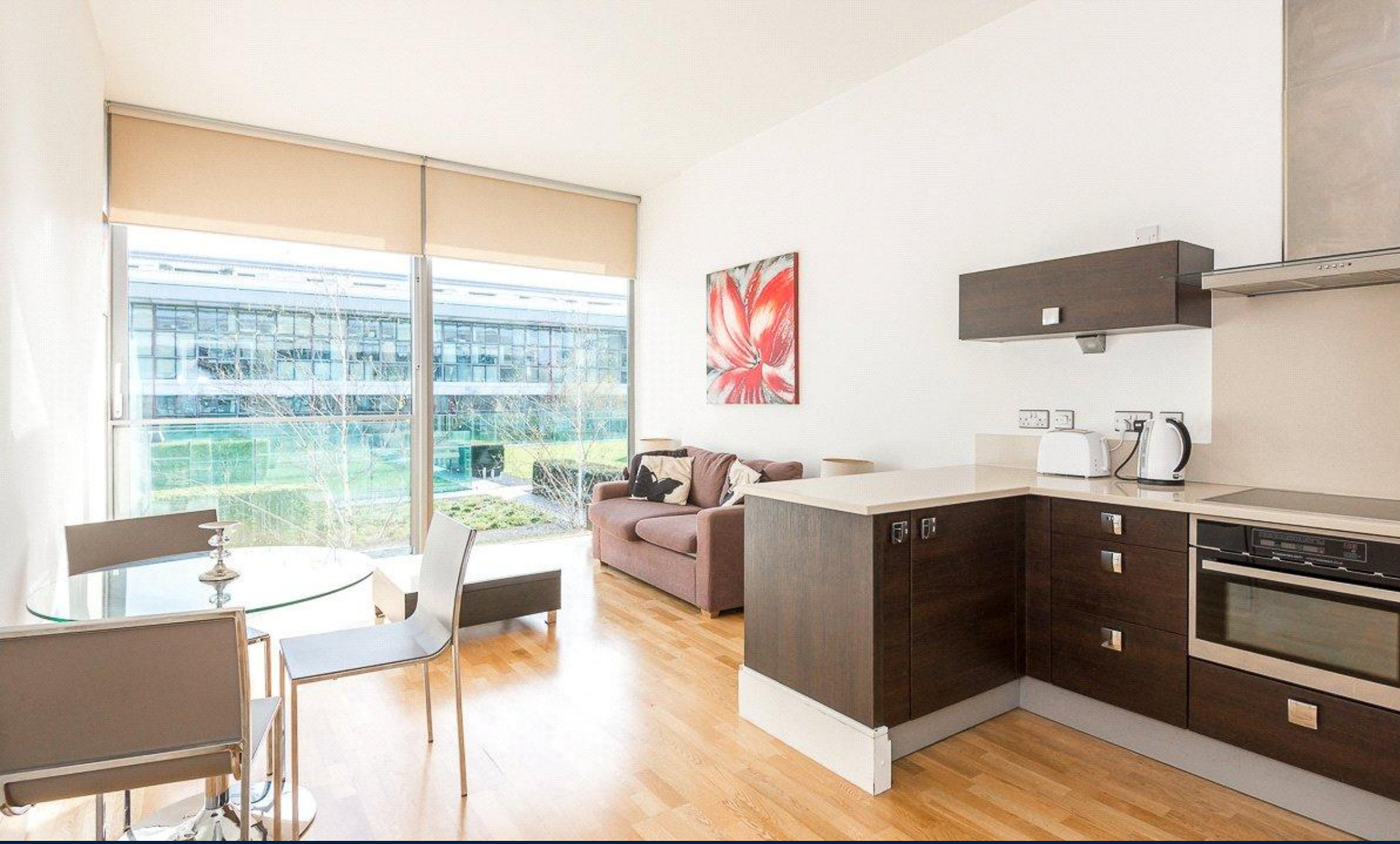


Highbury Stadium Square, London, N5

Guide Price: £475,000

Benham & Reeves

Highbury Stadium Square, London, N5

1 Bedroom | 1 Bathroom | Leasehold

A superb one-bedroom first-floor apartment, situated within the iconic West Stand of the prestigious Highbury Stadium Square development.

Flooded with natural light, the accommodation features an impressive open-plan reception room and fully integrated kitchen, with floor-to-ceiling windows overlooking two acres of beautifully landscaped communal gardens—the historic former Arsenal football pitch. The flat further benefits from a spacious double bedroom with fitted wardrobes, a modern bathroom, and an additional guest WC.

Set within a secure gated development with a 24-hour concierge service, the property also includes an allocated secure parking space.

Ideally located moments from Arsenal station, residents enjoy seamless access to Central London and the City via excellent underground and overground links from Arsenal, Drayton Park, Holloway Road, and Highbury & Islington. An eclectic mix of local amenities—including the fashionable boutiques of Highbury Barn, the picturesque greenery of Highbury Fields, and the Emirates Stadium—are all within easy reach.







Highbury Stadium Square, London, N5





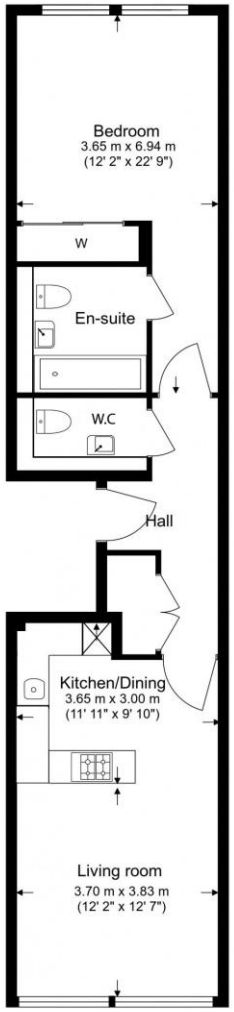


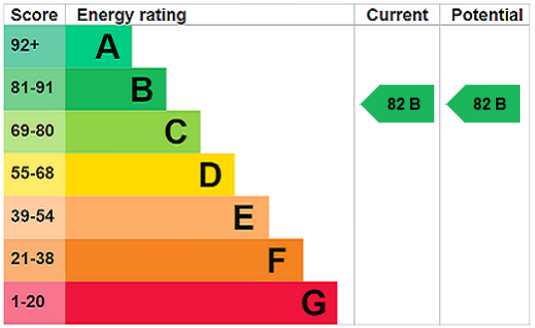

Property Features:

- Double Bedroom
- Bathroom
- Guest WC
- Reception Room
- Fully Fitted Open Plan Kitchen
- Lift Access
- 24-Hour Concierge Service

Highbury Stadium Square, London, N5

Total Gross Internal Area
61.5 Sq/m - 661.9 Sq/ft





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Highbury Stadium Square, London, N5

Terms & Conditions:

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

Guide Price:	£475,000
Tenure:	Leasehold Expires 28/12/2260 Approximately 234 Years Remaining
Ground Rent:	£300.00 (per annum) For the year 2026
Service Charge:	£4,167.00 (per annum) For the year 2026

Viewings:

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

Our reference: DMP260274

T: 020 7319 9660
E: dartmouthpark@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

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