



£2,000 Per Calendar Month

East Stand, Highbury Stadium Square, Highbury, London

Apartment | 1 Bedroom | 1 Bathroom

0207 684 2852



[www.arlingtonrouse.com](http://www.arlingtonrouse.com)



*Arlington Rouse*

# Step Inside

---

## Key Features

- 24 Hour Concierge
- 2 Acre Communal Gardens
- Gym & Health Club On-site (Separate Membership)
- Available 11th April
- EPC Rating C
- Council Tax Band D

## Property Description

A superb one bedroom flat set in the sought after Highbury Stadium Square the former home of Arsenal FC.

## Main Particulars

A superb one bedroom flat set in the sought after Highbury Stadium Square the former home of Arsenal FC.

Situated on the fourth floor of the Eaststand in the prestigious Highbury Stadium Square development is this light and spacious one bedroom apartment which benefits from 24 hour concierge service. Enter into a generous hallway with wood style flooring, leading into a bright open plan living room and fully fitted kitchen with a separate large utility cupboard housing a washing machine. The kitchen is finished to a high standard and includes an oven/microwave/hob, dishwasher and fridge/freezer. The bathroom is well appointed with a heated towel rail and shower over the bath. The bedroom which is a good size has a fitted double wardrobe. Each room has independent underfloor heating. Arsenal tube station (Piccadilly Line) is a few minutes' walk with St. Pancras and Kings Cross station only three stops down the line.





Arlington Rouse



Arlington Rouse

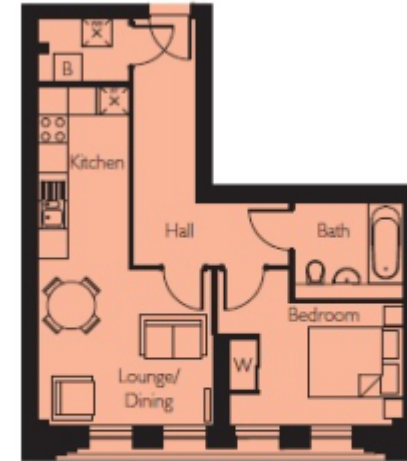


Arlington Rouse





Image not found

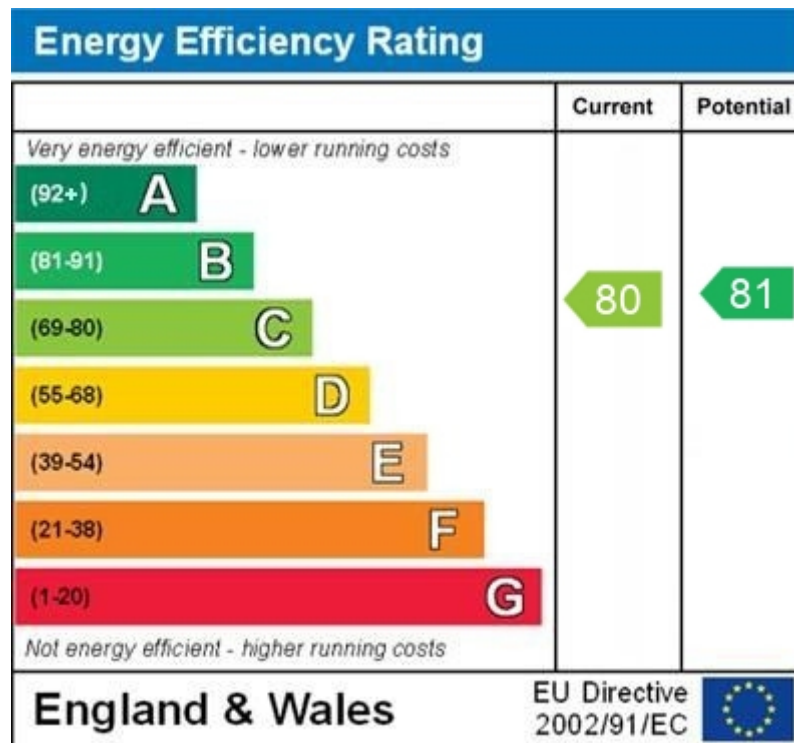


Lounge/Dining	3650mm x 3276mm	11'11" x 10'9"
Kitchen	3850mm x 1890mm	12'7" x 6'2"
Bedroom	3900mm x 3276mm*	12'9" x 10'9"*
Area	47.8 m <sup>2</sup>	514.5 sq.ft

\*(max)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10464050 Registered Office: , Arlington Rouse Ltd, 296 Old Brompton Road, Kensington, London, SW5 9JF



WWW.EPC4U.COM

Telephone: 0207 684 2852



[www.arlingtonrouse.com](http://www.arlingtonrouse.com)