



**Council Tax Band - C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**£480,000**

Leasehold

- No Onward Chain
- Private Front & Rear Gardens
- Modern Kitchen & Bathroom
- Excellent Location
- Ground Floor With Private Entrance
- Leasehold - 118 Years Remaining



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



# About The Property...

This well presented ground floor flat set with a purpose built block with gated access is conveniently located for access to both transport links and local amenities which are within just a short walk.

Benefitting from private patio gardens to both the front and rear of the property, the flat offers well proportioned accommodation throughout, with a large reception, adjoining kitchen/diner, modern bathroom and two generously sized bedroom in addition to a further study or nursery room.

## Key Information

Chain Free

Service Charge - £1,600 p/a inclusive of ground rent

Council Tax - Islington - Band C

