



222B St. Pauls Road, London, N1 2LJ

Asking Price £725,000



# 222B St. Pauls Road, London N1 2LJ

Alwyne Estates are delighted to offer this beautifully presented apartment over 900+ square feet arranged mainly over the first and second floor and comprising 2 bedrooms, living room, kitchen/diner, bathroom/wc. The flat has been creatively styled and is oozing with Victorian charm and character whilst being tastefully and stylishly decorated. The captivating fireplace in the living room and primary bedroom provide an old charm whilst blending beautifully with the bright and modern kitchen fittings.

Ideally situated above a small parade of shops within a few minutes walk of the vibrant shops bars and restaurants in Upper Street as well as local shops, and close to public transport at both Highbury & Islington and Canonbury Stations.

The property will be sold with a share of freehold.

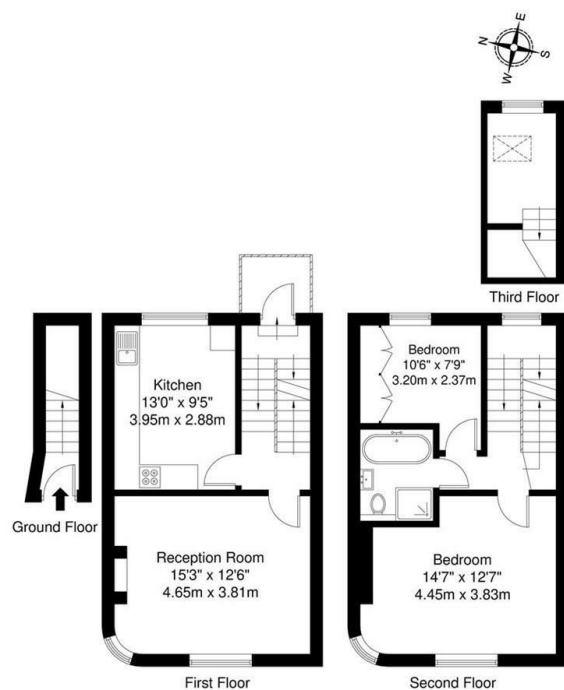
Service charge £0 per annum.

However we understand there is a contribution to the annual buildings insurance approx. £350 per annum.



Council Tax Band: D





St Pauls Road, N1

Total Gross Internal Area = 83.7 sq m / 901 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

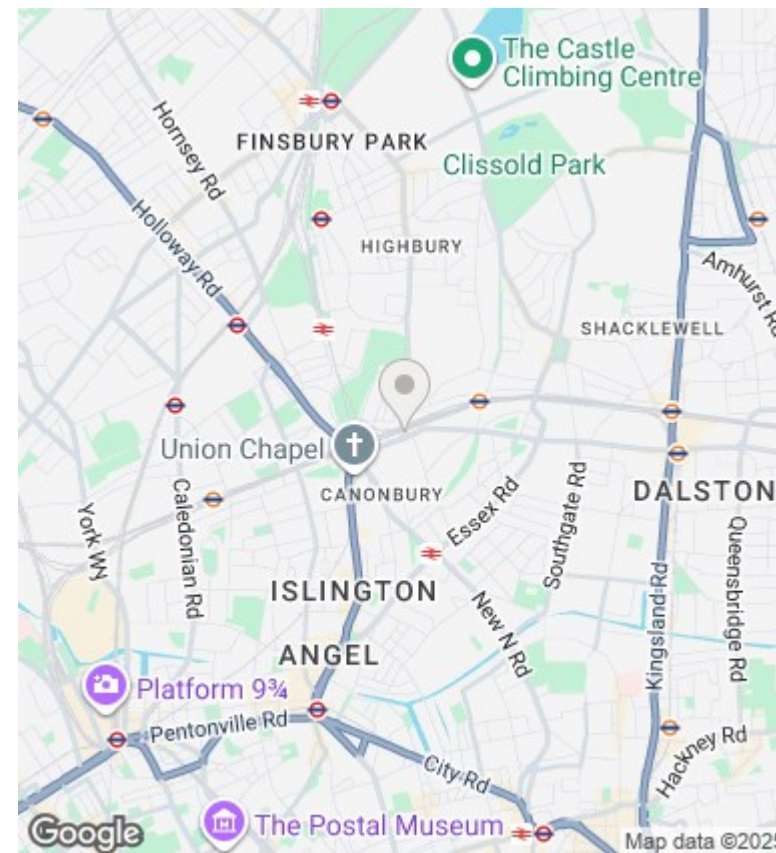
## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



