



Lambert House, New Orleans Walk, N19

£325,000

Leasehold

Castles



Lambert House, New Orleans Walk, N19

Set on the top floor of this purpose-built block is this immaculately presented, one-bedroom apartment. This property offers light and spacious accommodation throughout and has been completely refurbished by the current owner including re-wiring and a lease extension. Built in the 1960's and due to the solid construction offers tranquil living and is a short stroll of the amenities provided by nearby Crouch End Broadway and Highgate. Entered via Gerda front door to internal hallway providing access to all rooms comprising double-bedroom, bathroom, separate kitchen and generous reception with additional space opposite the kitchen - ideal as a workspace due to the double height and skylight above.

Ideally located for many transport opportunities with Archway and Crouch Hill stations nearby and a plethora of local bus routes to the City and West End. A potential vendor can apply for permit street or secure underground parking from Islington Council.

Lease: 174 years (expiry date: 24/03/2198)

Current Service/Maintenance Charge:

£1,610.00 per annum

Ground Rent: £10.00 per annum

Local Authority: Islington

Council Tax band: B

EPC Rating: D

Current: 63/D Potential: 75/C

£325,000

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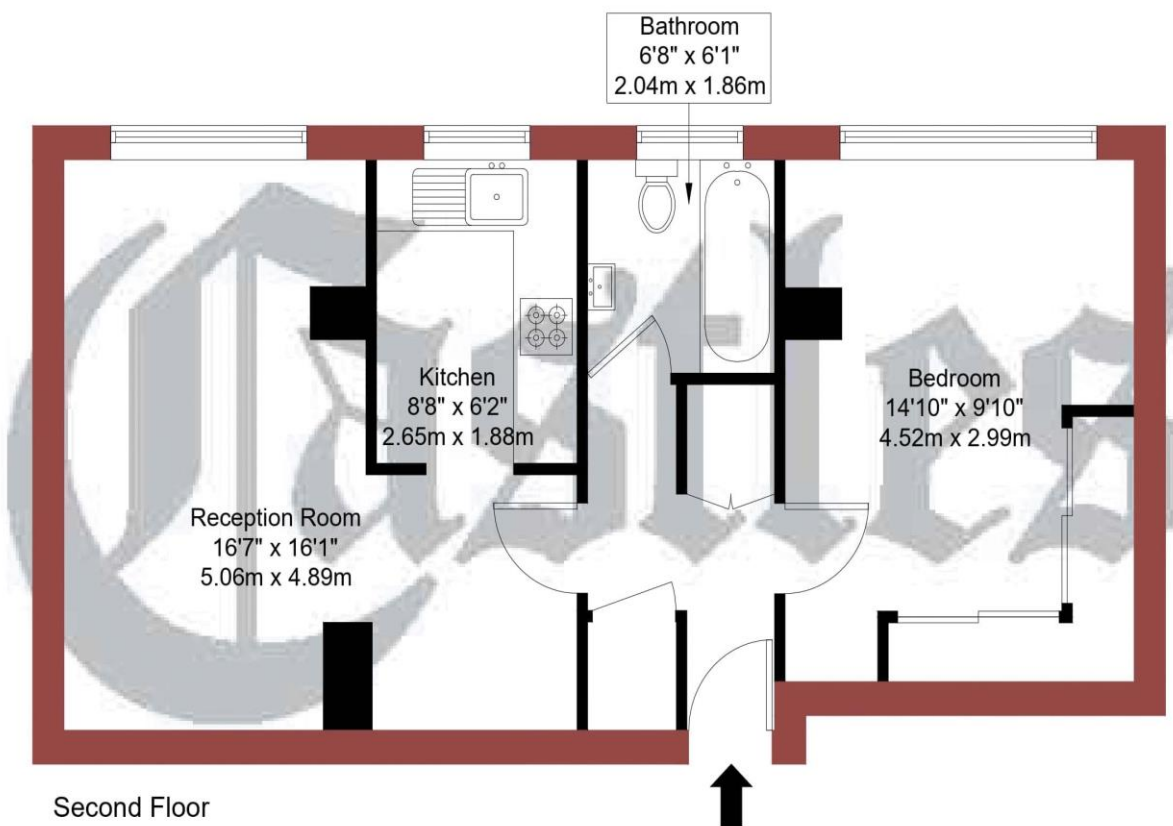
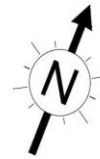
Castles

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Approx Gross Internal Area = 50.40 sq m / 542 sq ft



Second Floor
Gross Internal
Floor Area: 50.40 sq m / 542 sq ft

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property

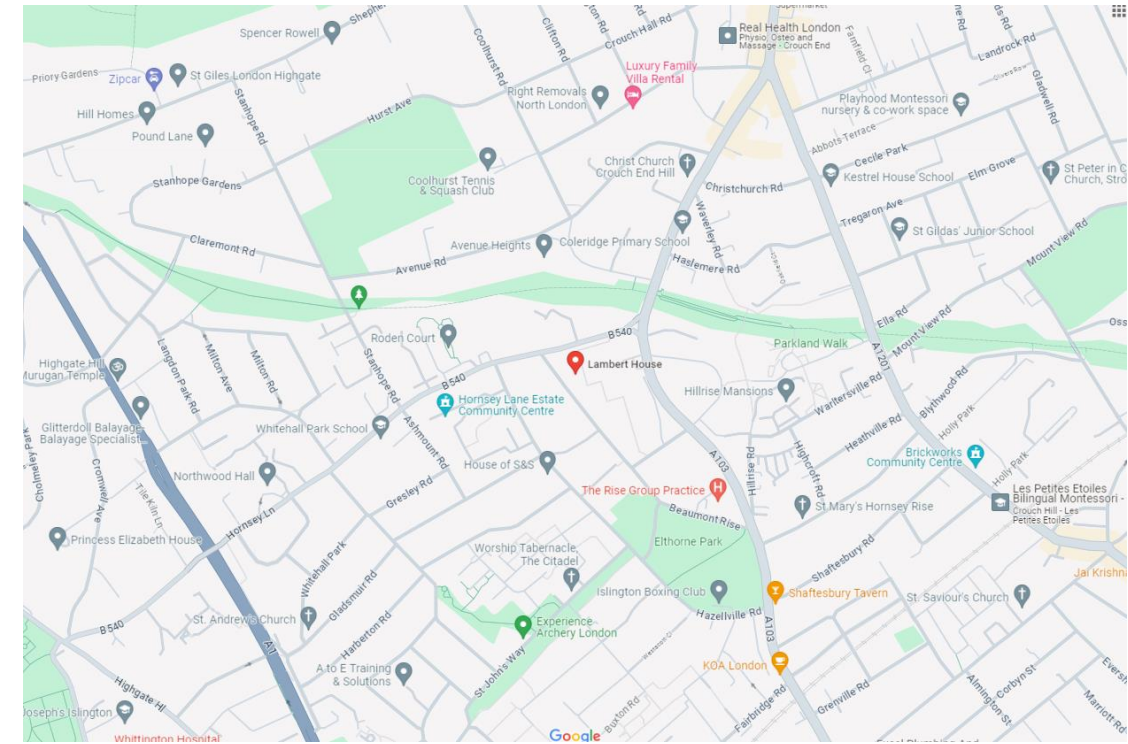
An Overview of Islington

The London Borough of Islington was formed in 1965 by merging the former metropolitan boroughs of Islington and Finsbury. **Attractions include:** Almeida Theatre, Business Design Centre, Emirates Stadium, House of Detention museum, Estorick Collection of Modern Italian Art, Islington Local History Centre, Islington Museum, The King's Head Theatre and London Canal Museum. Street markets to visit include Camden Passage, Chapel Market, Exmouth Market, Nag's Head Market and Whitecross Street Market.

Parks and open spaces: Barnard Park, Bingfield Park, Bunhill Fields, Caledonian Park, Gillespie Park, Highbury Fields, Paradise Park, Rosemary Gardens, Spa Fields Gardens and Whittington Park.

Transport - Islington has a wide variety of transportation services, with direct connections to the suburbs and the City and West End. Islington also has 10 tube stations within its boundaries, with connections by the tube to all around London. These stations principally serve the Northern, Piccadilly and Victoria lines. Farringdon station is also served by the Circle, Hammersmith & City and Metropolitan lines. Tube and rail station: Angel, Archway, Arsenal, Caledonian Road, Canonbury railway station, Crouch Hill railway station, Drayton Park railway station, Essex Road railway station, Farringdon, Finsbury Park station, Highbury and Islington, Holloway Road, Old Street, Tufnell Park, Upper Holloway railway station. **London Overground stations:** Caledonian Road & Barnsbury, Canonbury, Crouch Hill, Highbury & Islington, Upper Holloway. There are several railway stations in the borough. Drayton Park, Essex Road, Farringdon, Finsbury Park, Highbury and Islington, Old Street.

Universities: City University, London at Northampton Square, formerly the Northampton Institute, founded in 1894; and London Metropolitan University, North Campus on the Holloway Road, formed from the merger of the University of North London and London Guildhall University in 2002. **Colleges** - City and Islington College; and Westminster Kingsway College. The Musical Theatre Academy is a private performing arts college located in Islington. **Schools:** The borough currently maintains 47 primary schools, 10 secondary schools, three special school. In 2000, Cambridge Education Associates, a private firm, took over the management of the Islington's state schools from the local education authority.



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