



Barnsbury Park

Barnsbury, N1

£600,000

Leasehold

Lovely garden flat situated on a pretty tree-lined road in the heart of Barnsbury. Featuring a private southerly aspect garden that offers a rural outlook to the rear and provides easy access to Highbury and Islington station (Victoria line), and Caledonian Road and Barnsbury overground station.

- Wooden floors throughout
- High ceilings
- Bright and airy
- Period features
- Large southerly aspect garden
- Close to local amenities
- Council Tax: Band D

Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



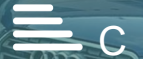
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Additional Information

Lease Term: 119 Years
 Service Charge: £935.50
 Service charge review: N/A
 Ground Rent: £10
 Ground rent review: N/A
 Heating: Gas central heating
 Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Broadband: Fiber Optic
 Mobile signal/coverage: Predicted likely for O2 (Ofcom) Predicted limited for EE, Three & Vodafone (Ofcom)
 Parking: Street permit/residential permit available via local authority

Floor Plan

Barnsbury Park N1
 Gross Internal Area:
 36 Sq. metres - 383 Sq.feet

ISLINGTON PROPERTIES

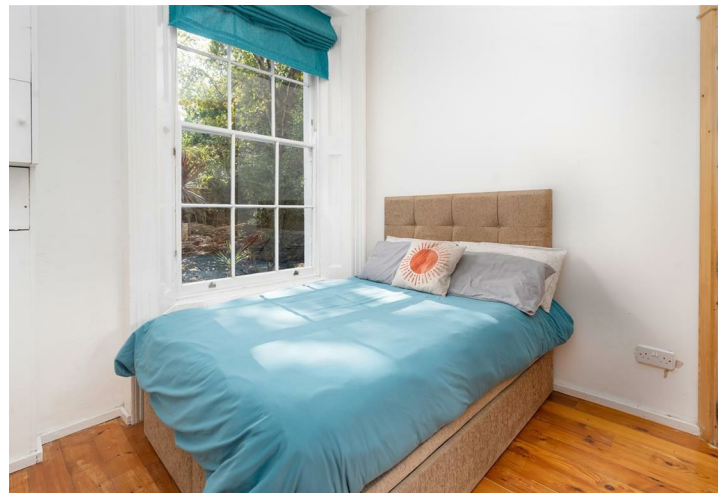
Prepared for Islington Properties Estate Agents
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While every attempt has been made to ensure the accuracy of this Letting floor plan measurements of floor, window, room & Sq footage are approximate. For Identification Purpose only. The actual property will vary. Price on application for a 90 day Licence to use this plan (L2900226). See to scale.
 Photography, Drone, Floor plan, Virtual Tours, Video & EPC's by
 www.steele.london #www.steele.london
 email: patricia@steele.london
 Tel. 07847219401 - Tel. 07913 296114

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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