



ISLINGTON PROPERTIES



## Queen Margarets Grove

Dalston, N1

£475,000

Leasehold

Bright and airy top floor flat set within this low rise block located on a tree-lined street between Newington Green and Dalston, with local bars and restaurants close by. The flat boasts a bright southerly aspect reception room, an enclosed balcony and two good size bedrooms with fitted cupboards. There are multiple local bus routes from nearby Newington Green, with Canonbury and Dalston Kingsland stations within easy reach.

- Offered chain free
- Balcony/Utility area
- Close to Dalston Kingsland Overground station
- Local amenities a short distance away
- Two double bedrooms
- Good storage provision
- Superb location
- Good transport links
- Council Tax: Band C

### 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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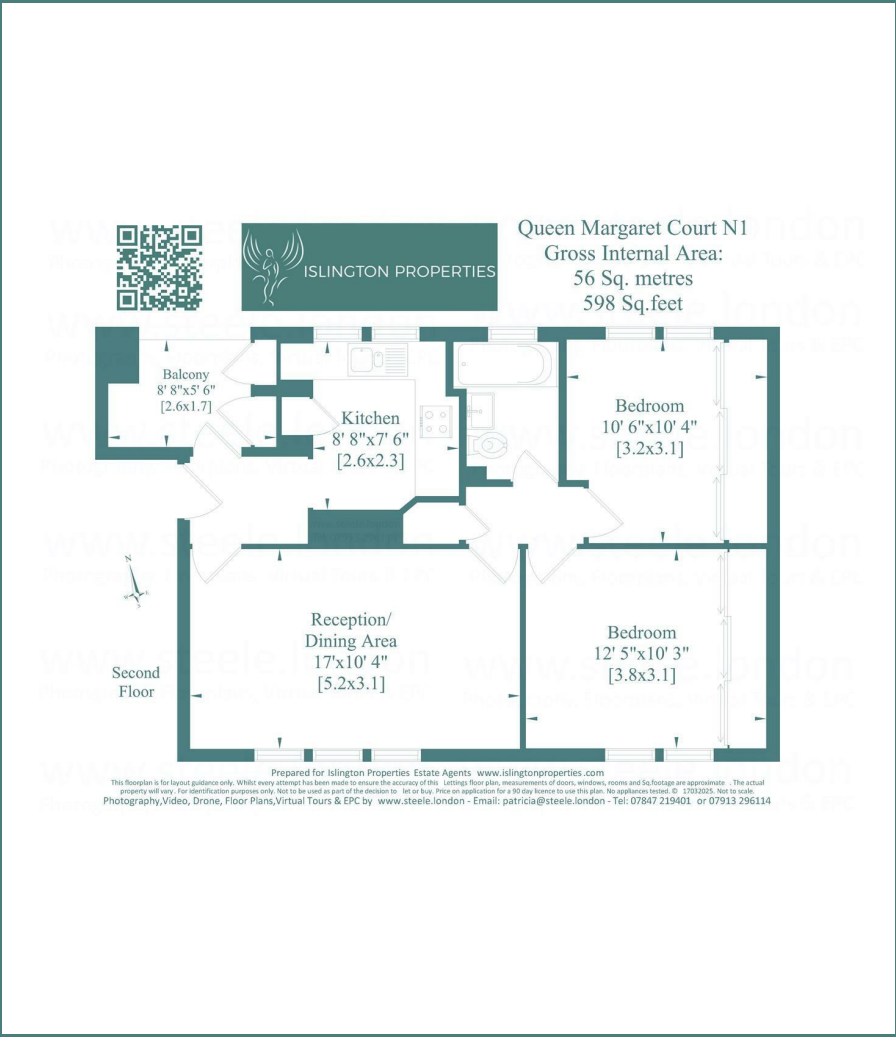


C



Lease Term: 93 years  
Service Charge: £1,701.69  
Service charge review: Annually  
Ground Rent: £10  
Ground rent review: None  
Heating: Gas mains  
Electricity: Mains  
Water: Mains  
Sewerage: Main Drain  
Broadband: Predicted Standard, Superfast & Ultrafast (Ofcom)  
Mobile: Predicted likely voice for EE, Three, O2, limited voice for Vodafone (Ofcom)  
Parking: Residential street parking permit via the local authority

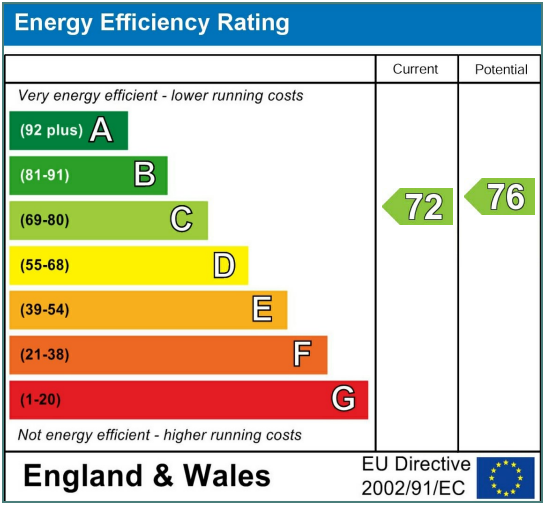
Floor Plan



Area Map



Energy Efficiency Graph



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