



Sheringham Road

Islington, N7

OIEO. £750,000

A spacious three bedroom lateral first floor apartment located within a modern small development in an enviable location and benefitting from 2 balconies.



Sheringham Road

Islington, N7

- 3 bedrooms
- 2 bathrooms
- 2 balconies
- Close to transport links



A spacious three bedroom lateral first floor apartment located within a modern small development in an enviable location and benefitting from 2 balconies. The property is bright and well-proportioned comprising; 3 bedrooms with built-in wardrobe space with the master bedroom benefitting from an en-suite bathroom and access on to a balcony; large reception room with dual aspect windows flooding the room with light; modern fully-equipped kitchen with plenty of cupboard and worktop space, leading on to the second balcony; master bathroom with bath and overhead shower. Sheringham Road affords superb access to the transport at Highbury & Islington station (National Rail & Victoria Line) providing superb links around London, Holloway Road station (Piccadilly Line) with trains through the West End out to Heathrow and the buzz of Upper Street only a short walk. Alternatively the gastro pubs of the Duchess Of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel and the more localised Waitrose (with parking) on Holloway Road.

Tenure: Leasehold 108 years 4 months

Service Charge: £1456.41

Ground Rent: £200

Local Authority: Islington Council

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

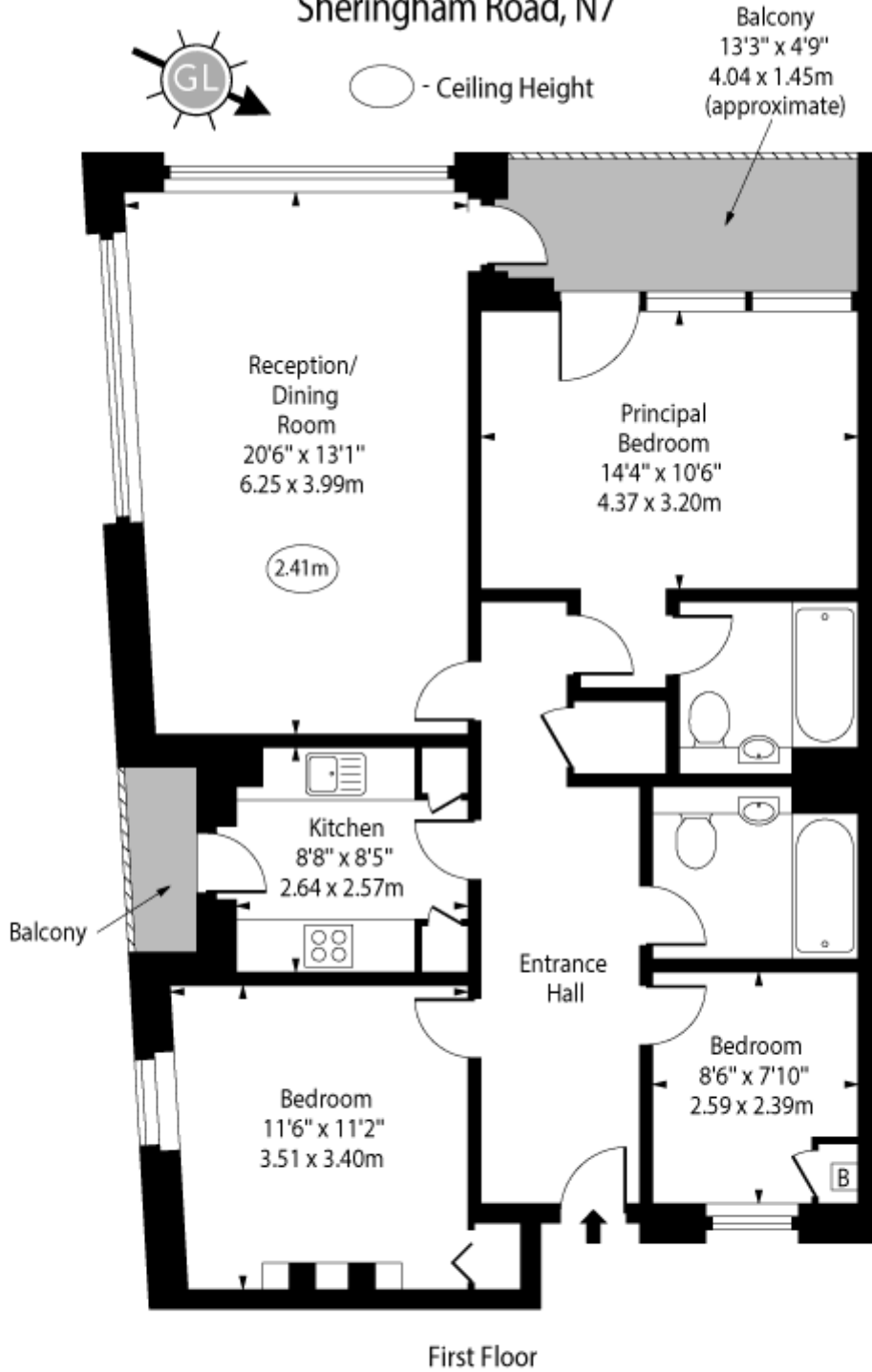
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Approx Gross Internal Area 970 Sq Ft - 90.11 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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