



Surr Street

Islington, N7

Asking Price £425,000

A extremely well presented one bedroom ground floor apartment with its own outdoor private garden space and extensive storage all located within a short distance to Caledonian Road Underground station & local amenities.

CHESTERTONS



Surr Street

Islington, N7

- Extremely well presented one bedroom ground floor apartment
- Stylishly renovated shower room & kitchen
- Extensive built in storage space
- Spacious private garden space perfect for entertaining
- Within a short distance to Caledonian Road Underground station & local amenities



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The wonderful home comprises, a large entrance hall which has extensive built in storage space with hardwood flooring that flows throughout the property, a bright double bedroom, stylish shower room, modern fitted kitchen with ample storage and worktop space, a large reception room with space for a dining table alongside direct access to the spacious private garden space which is perfect for entertaining.

Surr Street is located off North Road, which runs between York Way and Caledonian Road, affording superb access to the Underground at Caledonian Road (Piccadilly Line) with trains through the West End and only 1 stop from Kings Cross. In addition Camden, Kentish Town, Holloway and Islington all provide a wealth of amenities including shops, restaurants and bars, with Nisa, Tesco and Sainsburys all located on Caledonian Road for localised shopping.

Tenure:Leasehold 172 years 1 months

Service Charge: £2400 Service charge includes Building insurance

Ground Rent: £1

Local Authority: Islington

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

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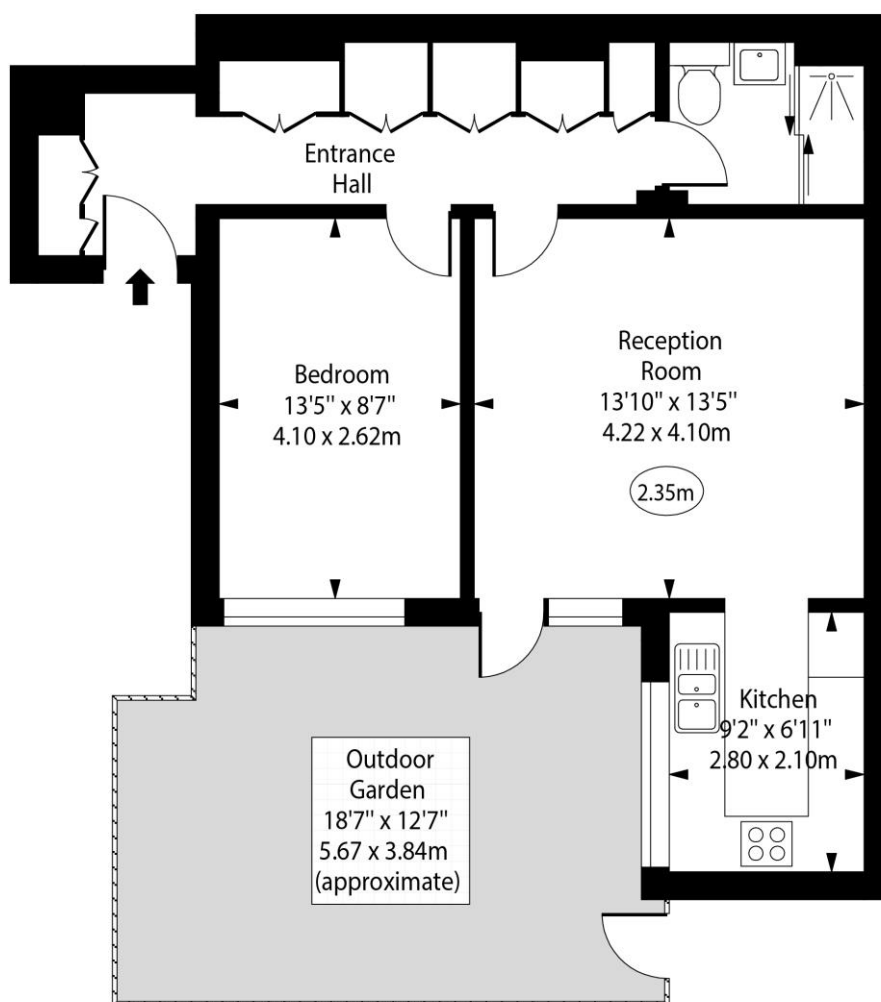
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○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 545 Sq Ft - 50.63 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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