

# Raleigh Mews, N1



Located in the heart of Islington is the first floor one bedroom apartment which Blakestanley are pleased to present to the market. The flat benefits from being well proportioned and having large windows throughout, which the southwest facing reception and kitchen particularly appreciate. Perfectly situated to enjoy the amenities of Upper Street and Camden Passage and excellently connected with local stations Angel, Essex Road and Highbury & Islington. Making journeys to the city and beyond easy. Moments of peace and tranquillity can be found at the neighbouring Regents Canal and Shoreditch Park. The property is offered chain free.

**£425,000**  
**Leasehold**

**KEY FEATURES**

- Upper Street.
  - Angel Tube.
  - Regents Canal.
  - Highbury & Islington Station.
- Natural light.
  - Double glazed throughout.
  - Chain free.
  - Camden Passage.

**ENERGY PERFORMANCE CERTIFICATE**

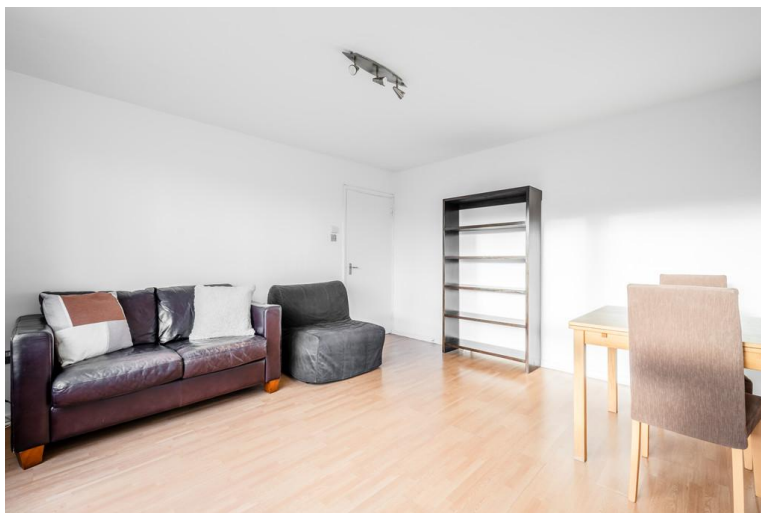
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ADDITIONAL INFORMATION**

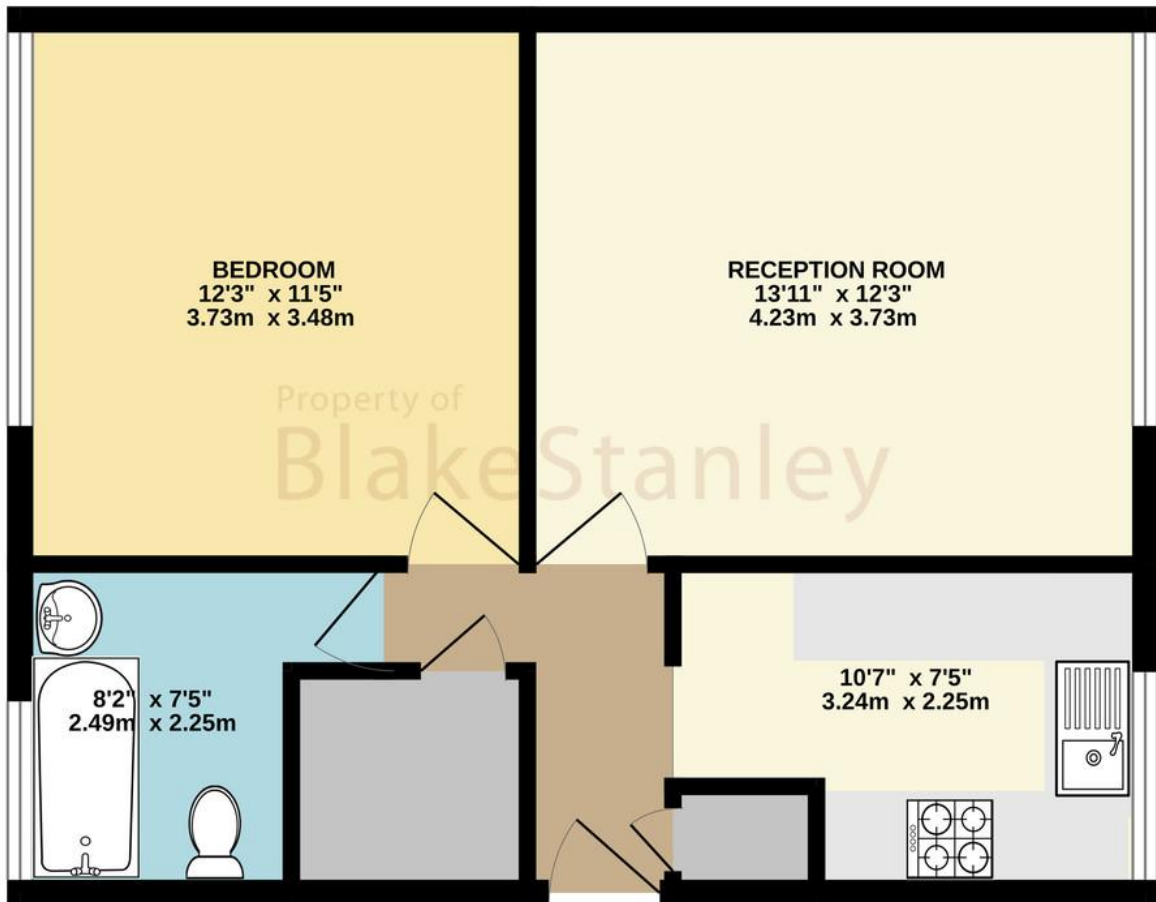
TENURE:	Leasehold – 87 Years	(Advised by Vendor)
SERVICE CHARGE:	£1,284.00 p.a.	(Advised by Vendor)
GROUND RENT:	£10.00 p.a. (incl. in the service charge)	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,788 per annum	(Advised by Vendor)
LOCAL AUTHORITY:	Islington Council	
VIEWING:	By appointment through Blakestanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.





FIRST FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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