



Cromwell House, Islington, London NI

Cromwell House, Islington, London **N1**

This fantastic laterally arranged flat is set within an attractive and secure purpose built block. The property comprises a large, light and airy reception with plenty of space for a dining table. Adjacent lies a modern, fully integrated galley kitchen and opposite the kitchen are doors leading to an east-facing roof terrace. There are two double bedrooms benefiting from fitted cupboards and a modern bathroom. There is further storage in the eaves adjacent to the bathroom. There is access to the communal garden. Please note that we have been unable to confirm the date of the next review for the service charge. You should ensure that you or your advisors make your own inquiries.



Asking price: £1,100,000

Tenure: Leasehold: approximately 96 years remaining

Service charge: £3,500 per annum

Ground rent: £350 per annum, reviewed every 25 years, next review due 2045

Local authority: London Borough of Islington

Council tax band: G







Location

Cromwell House is located in a secluded cul-de-sac off the prestigious Alwyne Road and has the benefit of an immaculately maintained communal garden and a private parking space. The area has fantastic transport links - Highbury & Islington station includes the Victoria line and overground services on National Rail. Canonbury, Essex road, and Angel stations are also nearby. It is well placed for the many amenities on Upper Street and Essex Road, including restaurants, bars and cinemas.

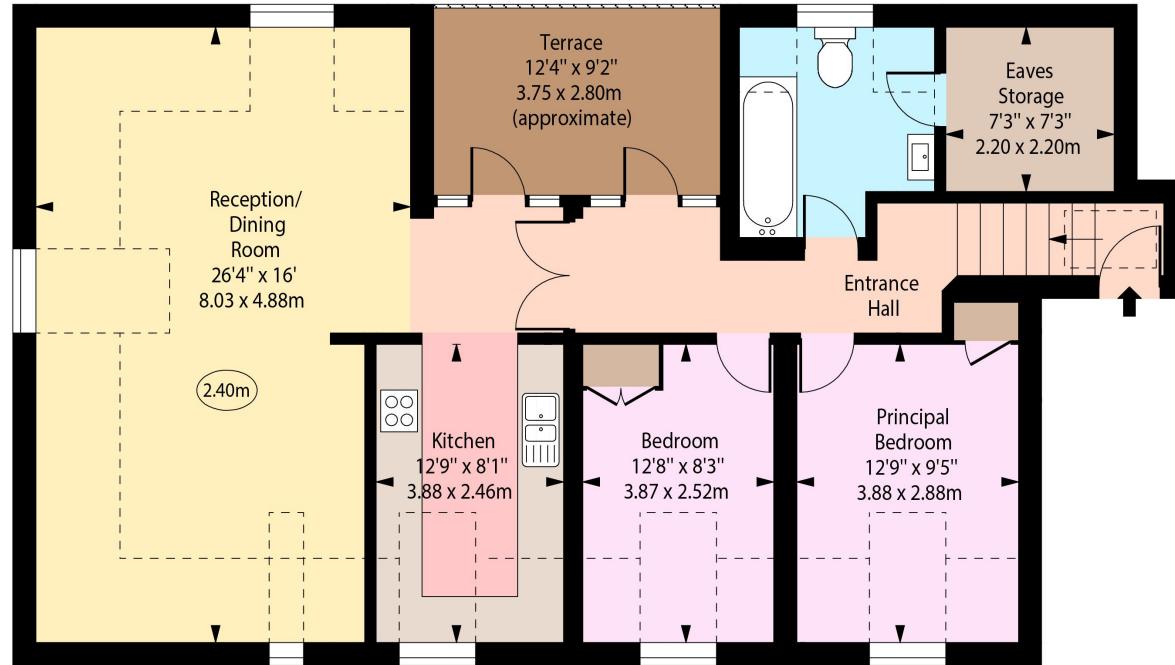


Cromwell House, Irving Mews, N1

— Restricted Height Area



○ - Ceiling Height



Third Floor

Internal Floor Area 1055 Sq Ft - 98.01 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated February 2024.

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