



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

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£374,995

Leasehold

- One Bedroom Apartment
- 499 sq. ft
- Chain Free
- Private Balcony
- Close To Amenities
- Ample Storage Throughout



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



About The Property...

Situated on the second floor of an appealing residential block, within close distance of both local green space and excellent amenities , in addition to fantastic TFL connections via Finbury Park, this one bedroom flat, offers generous living space totally 499 sq. ft benefits from open-plan kitchen/living space which features fitted appliances and opens out onto a private balcony, and is followed by a modern bathroom and a spacious bedroom with fitted storage.

Key Information

Leasehold - 111 Years Remaining

Ground Rent - £300

Service Charge - £1,584

Council Tax - Islington - Band C

