

Goldsmith House

Irving Mews, N1

Asking Price £825,000

A light and spacious two double bedroom apartment set on the 2nd floor of this impressive period conversion with private terrace and allocated parking space within the Canonbury Conservation area.

CHESTERTONS









Goldsmith House

Irving Mews, N1

- Spacious 2nd floor apartment
- Two Double Bedrooms
- Two Bathrooms
- Allocated parking space
- Communal Gardens
- Moments from Upper Street and Highbury & Islington station

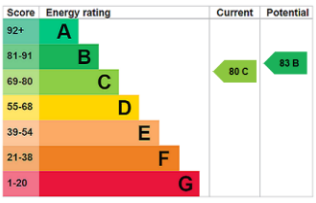


A light and spacious two double bedroom apartment set on the 2nd floor of this impressive period conversion with private terrace and allocated parking space within the Canonbury Conservation area.

This wonderful opportunity to own an apartment in a sought after location comprises, a welcoming entrance hall with tiled family bathroom, bright reception room that has its own dining area and access to the private south facing terrace overlooking green space, well equipped separate kitchen, two double bedrooms of which the principal bedroom having built in wardrobes and ensuite shower room. The property further benefits green communal gardens and a allocated parking space. *Located in Canonbury Conservation area*.

Irving Mews is located at the bottom of Alwyne Road which is a charming tree-lined residential street often regarded as Islington's finest and most desired area, Canonbury provides a leafy, almost suburban environment with the delights of the peace and tranquillity of the New River Walk, whilst retaining convenient access to the community focal point of the local shops on Canonbury Place, and within close proximity of the shops, bars and restaurants of Upper Street. Transport can be found at Highbury & Islington station (Victoria Line, London Overground and National Rail) with fabulous connections to the City and West End as well as Canonbury Station which provides Overground access to West London. This is a fantastic opportunity to purchase a rarely available spacious 2 bedroom apartment in a sought after location.

Tenure: Share of Freehold 93 years 8 months
Service Charge: £3617.26 Includes sinking fund contribution
Ground Rent: £350 (24 June 2020 – 23 June 2045): £350 per year
(24 June 2045 – 23 June 2070): £525 per year
(24 June 2070 – 23 June 2095): £700 per year
(24 June 2095 – end of term): £825 per year
Local Authority: (1068) Islington Council
Council Tax Band: G



Chestertons Islington Sales

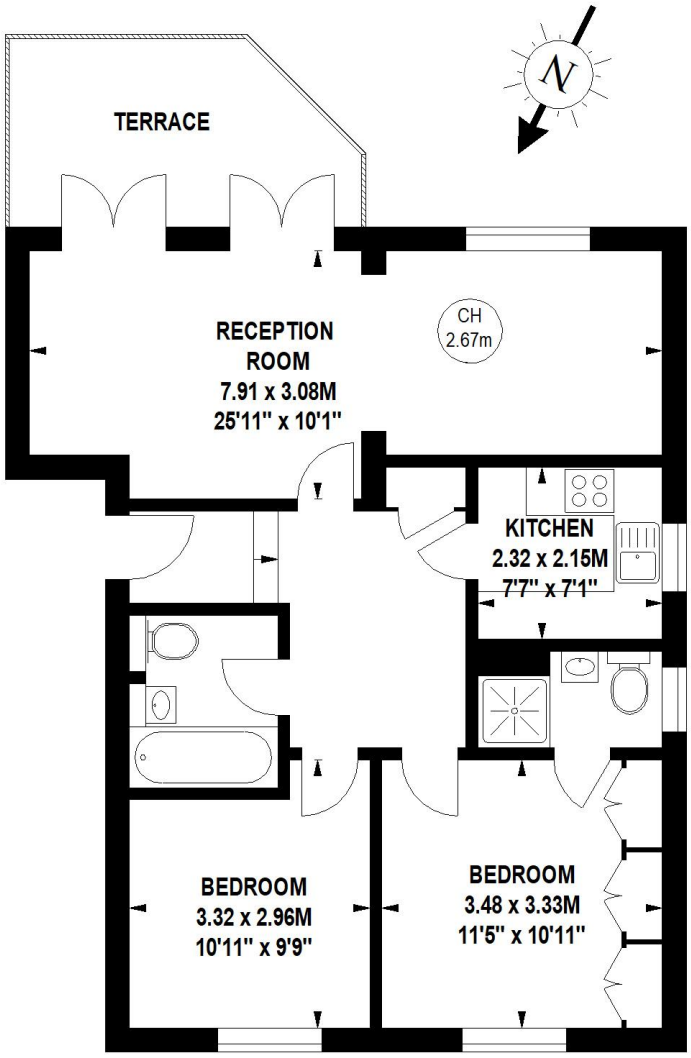
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Approximate gross internal area

67.73 sq m / 729 sq ft

Key :
CH - Ceiling Height



Second Floor

The floor plan is not to scale and measurements and
areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice
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