

Flat 3, 1 Benwell Road, London, N7 7AY
OFFERS IN EXCESS OF £625,000



PROPERTY DESCRIPTION

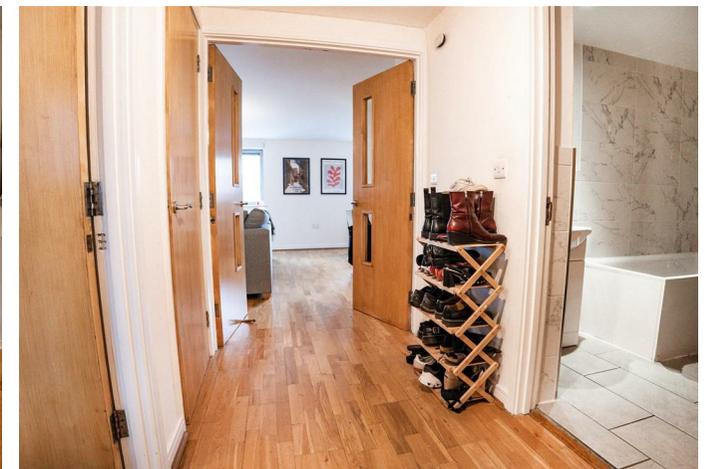
Gateway is delighted to bring to the market this stylish three-bedroom maisonette on the desirable Benwell Road in Islington, London.

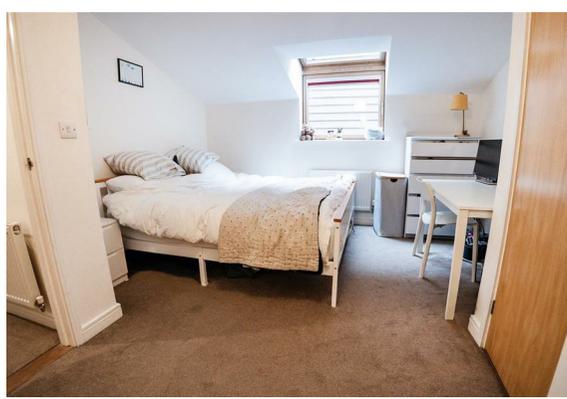
Purpose-built in 2006, this impressive property boasts a contemporary open living space with a modern, fitted kitchen, a spacious master bedroom with an en-suite, two further good-sized double bedrooms, a large bathroom and ample storage space.

Situated in an idyllic North London location, Benwell Road sits close to excellent city transport links and an abundance of local amenities.

Don't miss out on this exceptional property. Book your viewing with Gateway today!

- **Stylish three-bedroom maisonette**
- **Desirable location**
- **Well presented modern kitchen/diner**
- **Spacious open plan living**
- **Three good size bedrooms**
- **En suite to master bedroom**
- **Ample storage space**
- **Lift access**
- **Easy access to Islington, Finsbury Park and Holloway Road**
- **Close to Highbury & Islington and Holloway Road Stations**





ROOM MEASUREMENTS

Reception Hall

Featuring wooden flooring, smooth ceiling, storage cupboard and stairs to the lower floor

Open Plan Kitchen/Living Space

23'7" x 16'7"

Kitchen featuring in built oven and hob, extractor fan, washing machine, slim line dishwasher, in built microwave and granite worktops. Wood floor throughout and smooth ceilings.

Bathroom

Featuring bath with overhead shower, toilet and hand basin. Tiled floor and walls, smooth ceilings and heated towel rail.

Bedroom Three

9'1" 8'0"

Featuring carpeted flooring and smooth ceiling

Stairs leading down to;

Hallway

Featuring carpeted flooring, smooth ceiling and under stairs storage cupboard

Bedroom One

12'11" x 11'10"

Featuring carpeted flooring, smooth ceiling and in built window blinds

En-Suite

Featuring a shower, toilet and hand basin, wood effect flooring, smooth ceiling and heated towel rail

Bedroom Two

14'9" x 9'3"

Featuring carpeted flooring, built in wardrobes, smooth ceiling and in built window blinds

Service Charge Details

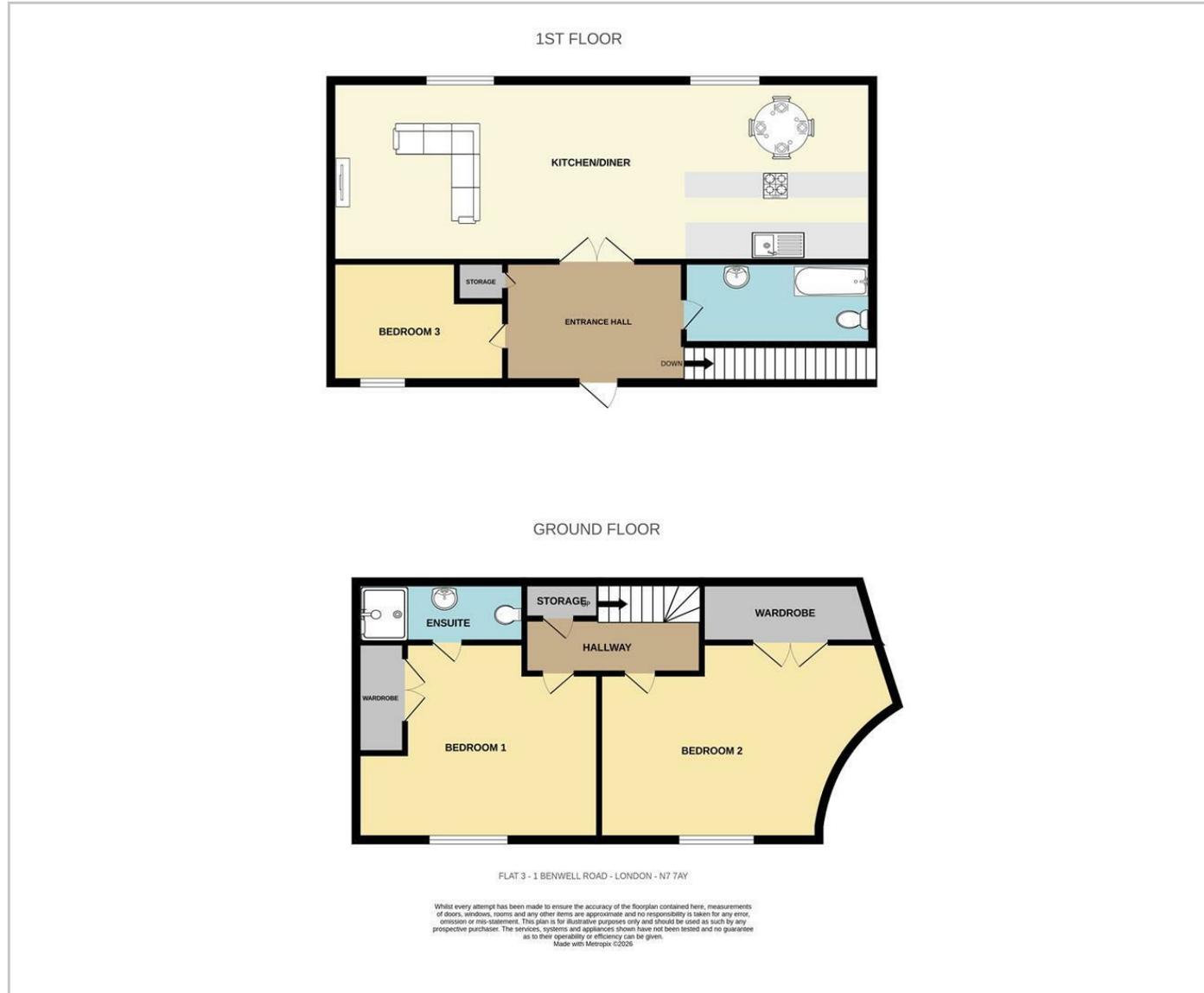
Lease - 125 Years from 01/01/2004

Ground Rent - £200 Per Annum

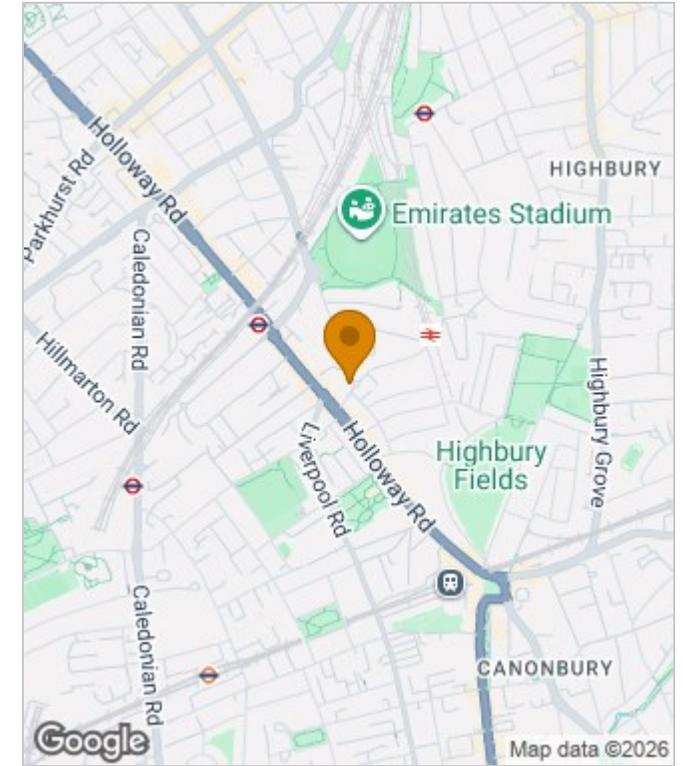
Service Charge - £4000 Per Annum Approx.



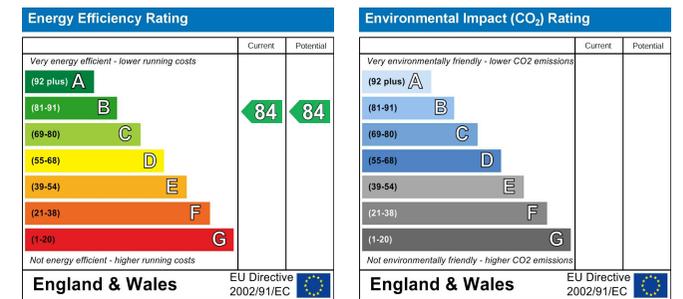
FLOOR PLANS



AREA MAP



ENERGY PERFORMANCE GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.