



Widnes House

Palmer Place, N7

Asking Price £450,000

A bright 2 double bedroom ground floor apartment with its own spacious private garden located within a short distance to Highbury & Islington station, Highbury Fields and Holloway station.

CHESTERTONS



Widnes House

Palmer Place, N7

- 2 double bedrooms
- Open plan kitchen/living space
- Private garden
- No onwards chain
- Within a short distance to Highbury & Islington station, Highbury Fields and Holloway station.



A bright 2 double bedroom ground floor apartment with its own spacious private garden located within a short distance to Highbury & Islington station, Highbury Fields and Holloway station.

This property comprises, 2 fantastic size double bedrooms, a integrated kitchen space with breakfast bar and ample storage, a large open plan living reception room with hardwood flooring and access to the spacious private garden space, a family shower room and separate WC.

This property is located close to the junction of Liverpool Road, affording superb access to the transport at Highbury & Islington station (National Rail & Victoria Line) Caledonian Road and Holloway Road stations (Piccadilly Line) providing superb links around London, with trains through the West End out to Heathrow and the buzz of Upper Street only a short walk away. Alternatively, the gastro-pubs of the Duchess Of Kent, the Albion and the Drapers Arms can be found locally, within the Barnsbury conservation area, along with a multitude of superb local restaurants and shops, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel and the more localised Waitrose (with parking) on Holloway Road, as well as local farmers markets. The apartment is only moments from the renowned school, St Mary Magdalene.

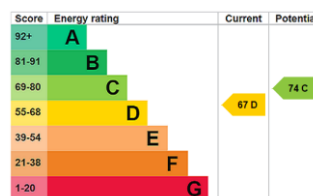
Tenure: Leasehold 97 years 3 months

Service Charge: £2017

Ground Rent: £0

Local Authority: Islington

Council Tax Band: C



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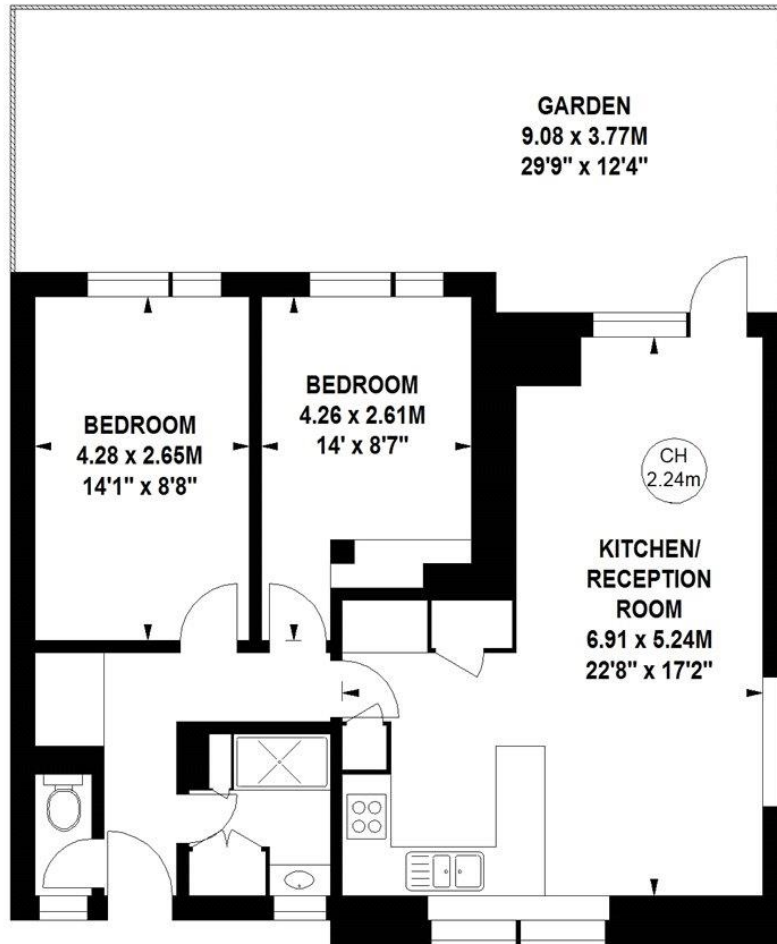
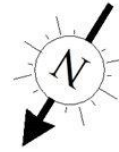
Widnes House, N7

Approximate gross internal area

Key :

CH - Ceiling Height

64.84 sq m / 698 sq ft



Ground 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 and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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