WILKINSONBYRNE

ESTATE AGENTS

Upper Street, N1 1RQ

£625,000 LEASEHOLD

Situated in a highly sought-after location on Upper Street, Islington, this two-bedroom second-floor flat offers an excellent opportunity for buyers looking to undertake a renovation project and create a home to their own specification. The property requires modernisation throughout, providing considerable scope to update the accommodation and add value, subject to any necessary consents. Further benefits include double glazing and gas central heating. Ideally positioned to take advantage of the vibrant local area, the property is within easy reach of Upper Street's wide selection of shops, cafés, restaurants and bars, together with excellent transport links providing convenient access into the City and Central London. An appealing prospect for owner-occupiers seeking a property to personalise or investors looking for a refurbishment opportunity in this popular N1 location.

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The Property Ombudsman

The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposed only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.

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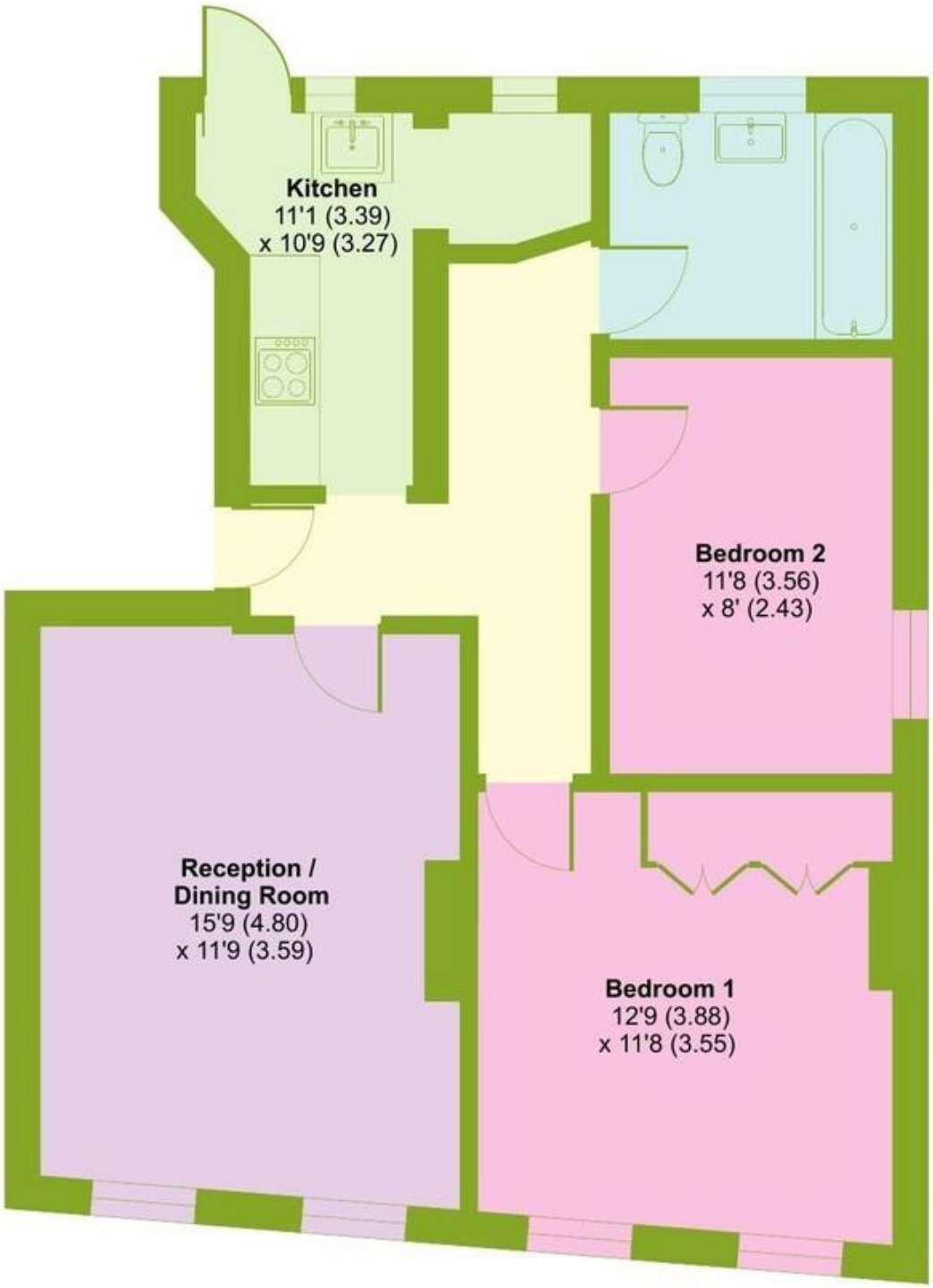
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Upper Street, Islington, London , N1

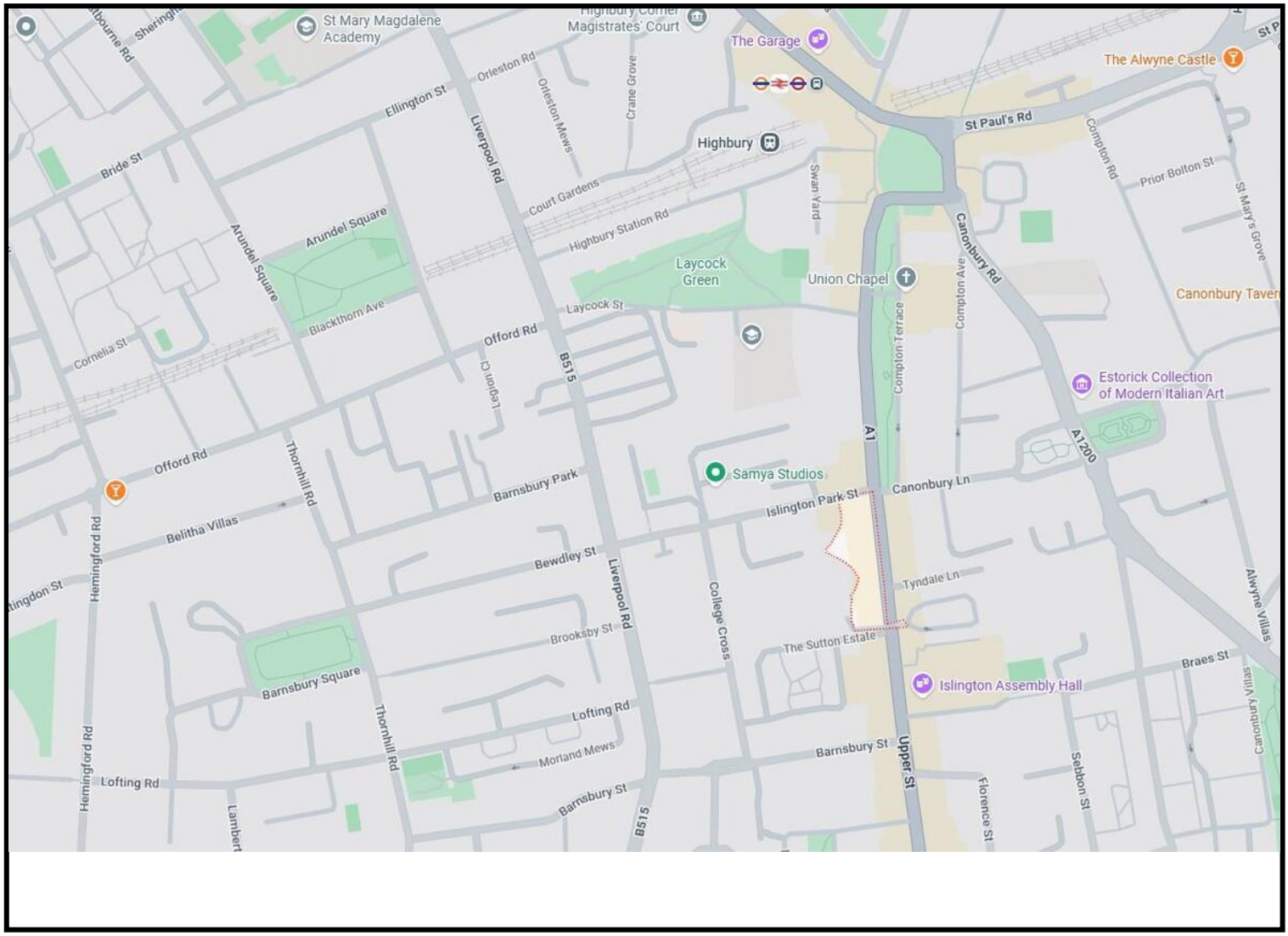
Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Wilkinson Byrne. REF: 1534816



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