



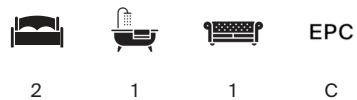
ALWYNE ROAD

London N1



A WELL-PRESENTED APARTMENT SITUATED ON ALWYNE ROAD.

Abbotts Close is a desirable, low-rise development surrounded by greenery and just a short walk from the tranquil New River Walk.



Local Authority: London Borough of Islington

Council Tax band: D

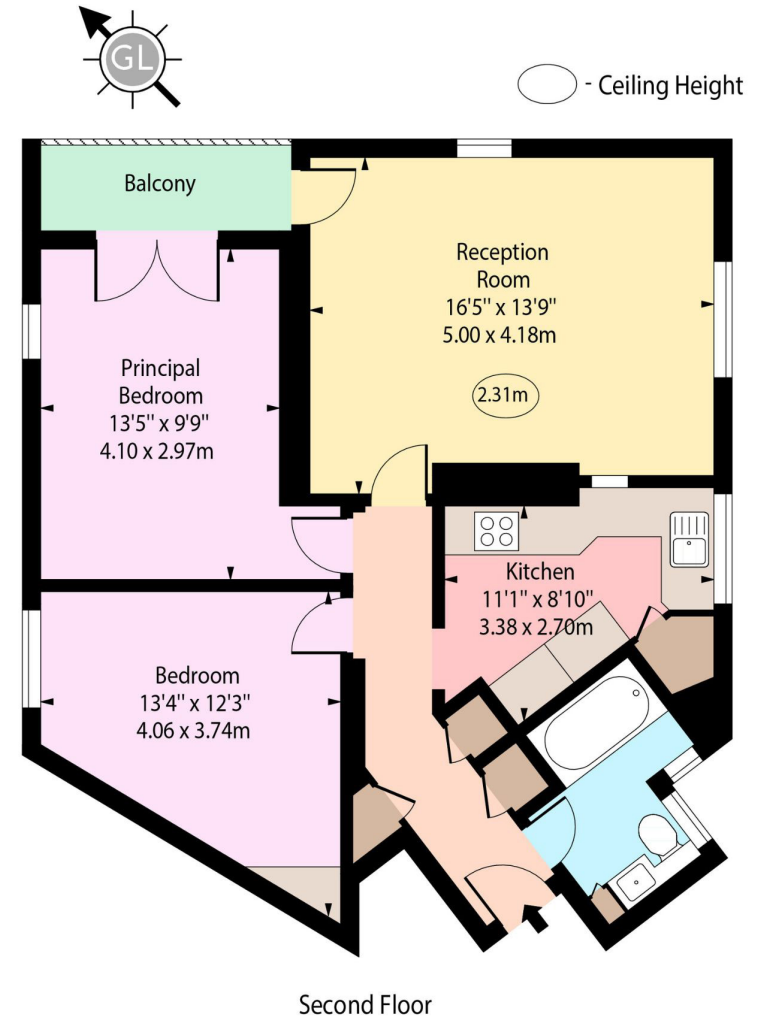
Tenure: Leasehold, approx. 106 years remaining

Service charge: £2,650 per annum*

Guide Price: £695,000

Positioned on the top floor, this lateral apartment enjoys generous natural light throughout. The spacious living room features large windows overlooking the communal gardens and opens directly onto a private balcony with peaceful views of mature trees. The principal bedroom is a great size and includes direct access to the balcony, while the second bedroom is a comfortable double that also works well as a home office or guest room. The separate kitchen is well laid out, offering ample worktop and storage space. The property further benefits from storage spaces on the ground floor. There is also the advantage of shared residents off street parking. Surrounded by beautifully maintained communal gardens, Abbotts Close offers a rare sense of tranquility within easy reach of Upper Street, Highbury & Islington, and the many green spaces of Canonbury and Highbury Fields.

*Please note that we have been unable to confirm the date of the next review for the service charge. You should ensure that you or your advisors make your own inquiries.



Approximate Gross Internal Area = 68.56 sq m / 738 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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