



Upper Street, London, , N1 2XG £600,000

Guide Price £600,000 - £625,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Two bedroom ground floor apartment set within Tyndale Mansions which is a beautiful Red Brick Period Mansion Block built in 1926 around a delightful central green.

Tyndale Mansions is fantastically located directly off of the vibrant and ever popular Upper Street and you will enjoy easy access to all of the Restaurants, Bars, Shops, Markets, Gyms and Parks this Exciting Area has on offer. With Highbury & Islington (Victoria Line & Overground) Station on your doorstep and Angel (Northern Line) Station a short walk away the whole of London is easily accessible.

Internally, the property is bright and spacious throughout with a generous reception room which boasts a bay window over looking the green, separate kitchen, two double bedrooms and shower room with a separate w/c.

Tyndale Mansions is offered to the market on a chain free basis and really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.



Reception Room

17'4" x 11'9" (5.30 x 3.60)

Kitchen

7'6" x 5'10" (2.30 x 1.80)

Bedroom One

12'5" x 11'9" (3.80 x 3.60)

Bedroom Two

11'1" x 7'10" (3.40 x 2.40)

Shower Room

Seperate W/C

Material Information

Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

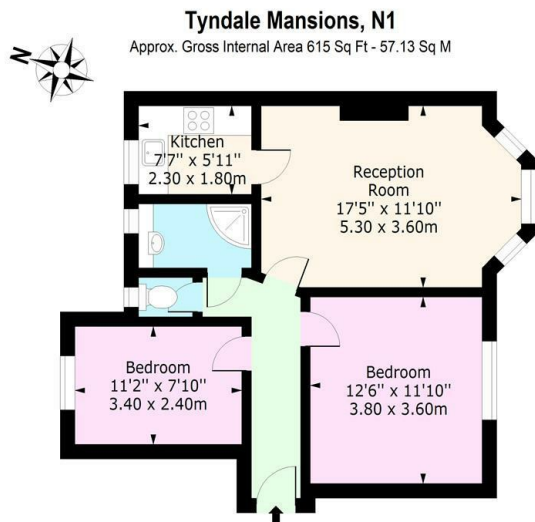
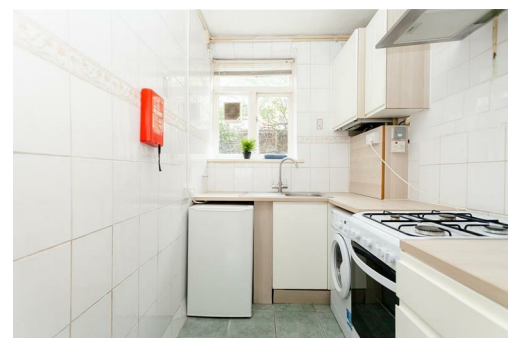
Annual Service Charge: £1,916.19

Annual Ground Rent: £10.00

Council Tax Band: D

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Ground Floor

Floor Area 615 Sq Ft - 57.13 Sq M

For Illustration Purposes Only - Not To Scale
www.lpaplus.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: 66 (Current), 79 (Potential)