



Myddelton Hall

Almeida Street, N1

OIEO £400,000

Set within Myddelton Hall on the ever-popular Almeida Street, this well-proportioned first-floor one-bedroom flat offers an excellent opportunity to own a home in the heart of Islington.

CHESTERTONS



Myddelton Hall

Almeida Street, N1

- Generously proportioned double bedroom flat
- Excellent transport links
- Moments from vibrant Upper Street
- Excellent natural light throughout
- Offered chain free



The property has been thoughtfully laid out, with a generous sense of space throughout. The bedroom is particularly impressive in size and benefits from not one, but two windows, creating a bright and airy room with plenty of space for both a substantial bed and additional furniture. Perfectly suited to a first-time buyer, this property would also make an ideal pied-à-terre or a convenient 'lock-up-and-go' home for those looking for a base in one of North London's most desirable neighbourhoods.

For investors, the property represents an equally compelling proposition, offering the potential for a more than competitive rental yield in a location where demand for well-positioned one-bedroom properties remains strong.

With Upper Street, Islington's exceptional selection of restaurants, cafés, bars, shops and amenities quite literally on the doorstep, and excellent transport links close by, Myddelton Hall combines generous proportions with an enviable central-Islington location.

Tenure: Leasehold 99 years 9 months

Service Charge: £2181

Ground Rent: £250

Local Authority: Islington

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72 C	73 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

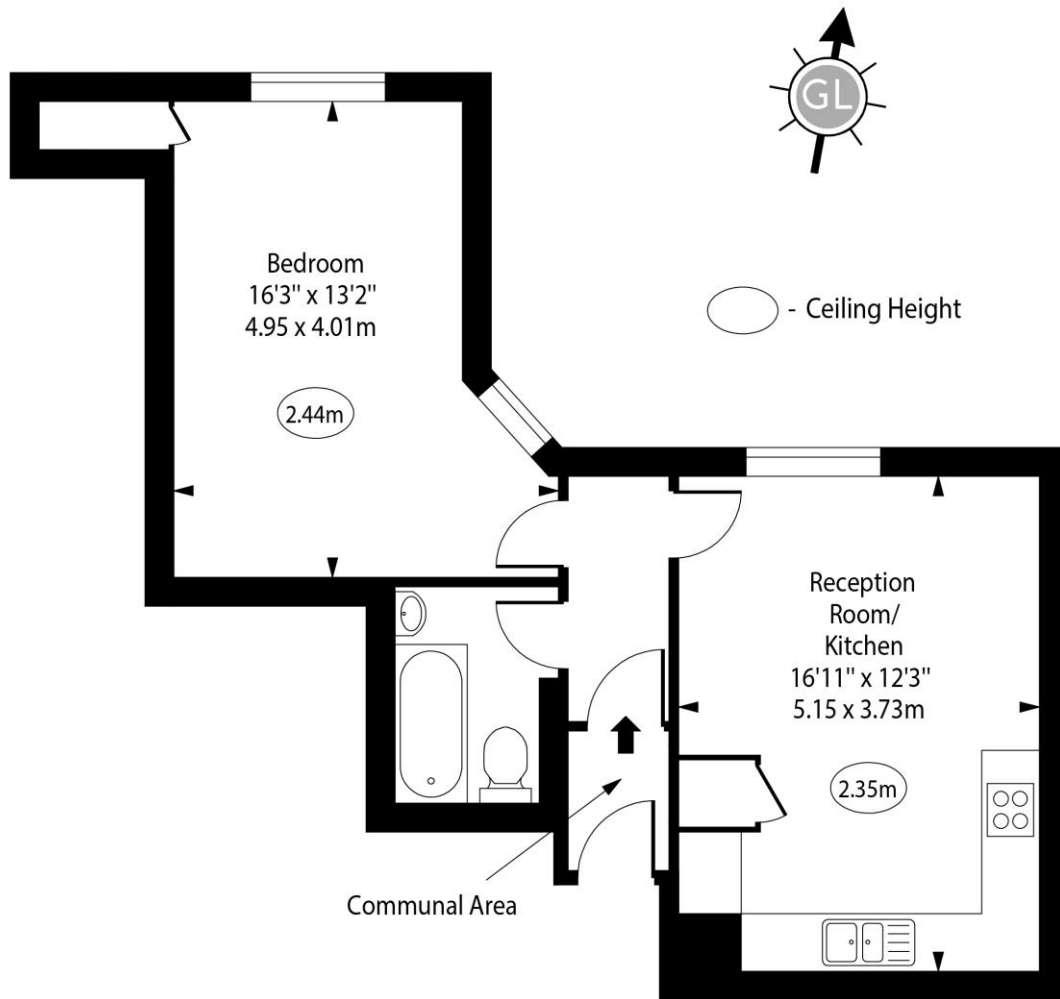
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Myddleton Hall,
Almeida Street, N1



First Floor

Approx Gross Internal Area 470 Sq Ft - 43.66 Sq M
(Excluding Communal Area)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 032789R

