



NOEL ROAD, LONDON, N1

1 BED APARTMENT

£475,000
LEASEHOLD - SHARE OF
FREEHOLD

A well-presented one-bedroom apartment extending to approximately 463 sq ft, situated within a well-maintained purpose-built development on the highly sought-after Noel Road, N1. Benefitting from a share of freehold, low service charges, and access to a communal gardens, this property presents an excellent opportunity for first-time buyers, professionals and investors alike.

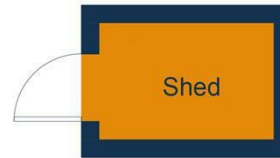
The apartment offers bright and well-proportioned accommodation throughout, comprising a spacious reception room, a fitted kitchen, a generous double bedroom and a modern bathroom. Large windows allow for excellent natural light, creating a bright and welcoming atmosphere throughout the home.

Presented in good condition throughout, the property is ready for immediate occupation and offers the perfect balance of comfort, convenience and long-term value. Residents further benefit from access a communal garden, providing a peaceful outdoor retreat in the heart of Islington.

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Noel Road, N1

Approximate Gross Internal Area = 43.0 sq m / 463 sq ft
(Excluding Shed)



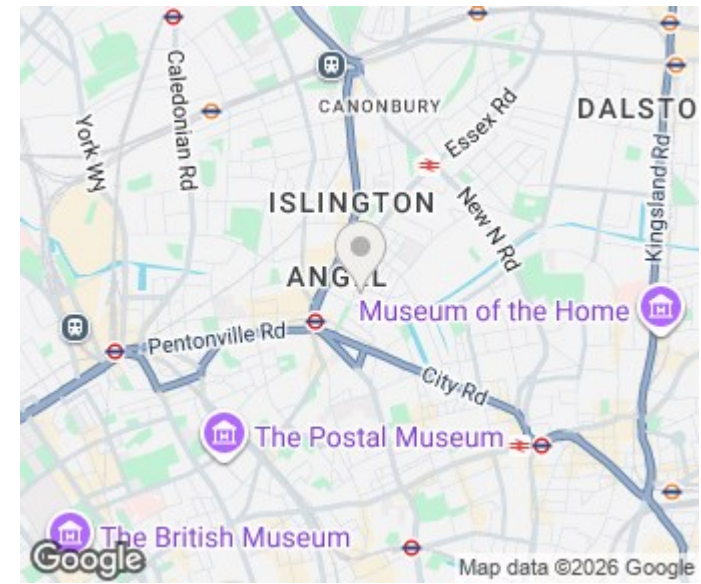
(Not Shown In Actual Location / Orientation)

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Ground Floor

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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