



Meadhurst

3-5 Noel Road, N1

Asking Price £450,000

A double bedroom flat set on the raised ground floor of this privately owned development located at the Northern end of Noel Road that is walking distance to Angel station & within the Duncan Terrace/Colebrooke Row conservation area.

CHESTERTONS



Meadhurst

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- Double bedroom flat set on the raised ground floor of this privately owned development
- Communal garden & allocated shed
- Moments from the Regents Canal & amenities of Upper Street
- Duncan Terrace/Colebrooke Row conservation area
- Superb access to Angel Underground station (Northern Line)



A double bedroom flat set on the raised ground floor of this privately owned development located at the Northern end of Noel Road that is walking distance to Angel station & within the Duncan Terrace/Colebrooke Row conservation area.

This fantastic home set within this purpose built development comprises, a spacious and bright reception room with room for dining table, a well equipped kitchen space with breakfast bar, fully tiled family bathroom. The property further benefits from an allocated storage shed to the rear of the building in the well maintained communal gardens.

Meadhurst on Noel Road sits within the renowned Duncan Terrace/Colebrooke Row conservation area, affording superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, with the transport hub that is Kings Cross/ St Pancras International just 1 stop on the Underground, providing superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal. The 'Square Mile' of the City is within easy reach by bike or by foot.

Tenure: Share of Freehold 983 years 3 months

Service Charge: £2732 Includes buildings insurance and contribution to sinking fund.

Ground Rent: £0

Local Authority: Islington

Council Tax Band: D

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

Chestertons Islington Sales

327-329 Upper Street

Islington

London

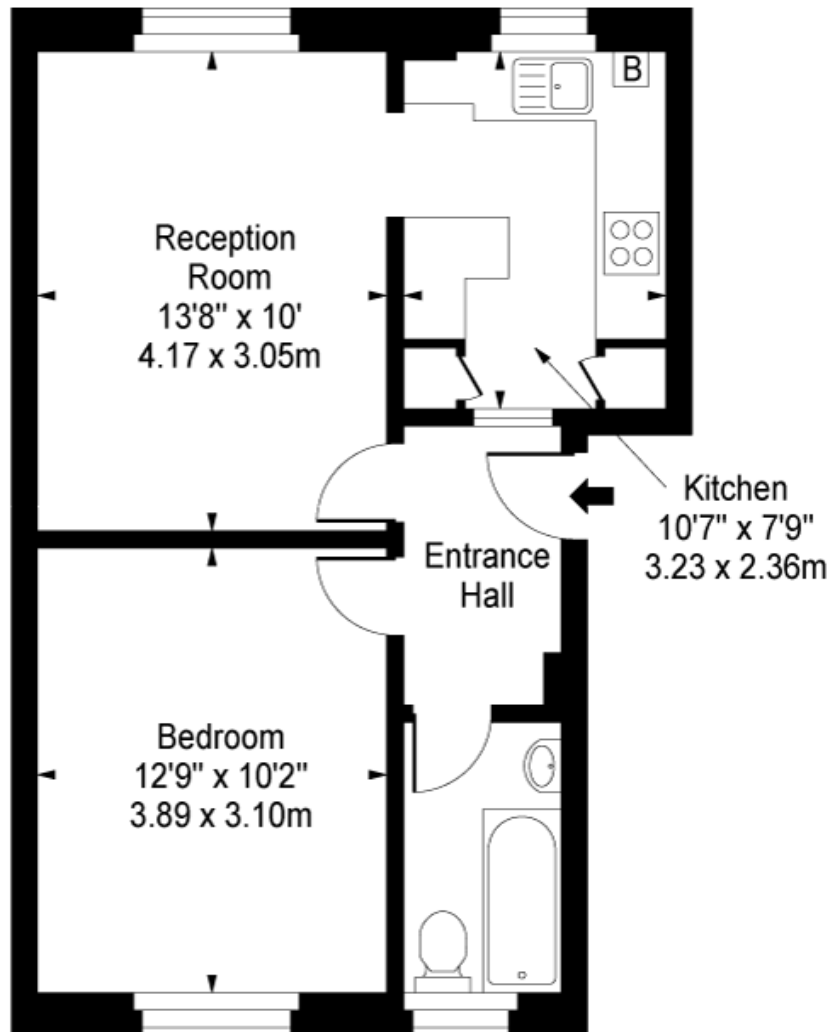
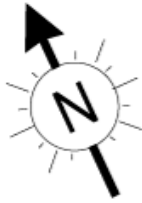
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Ground Floor

Approx Gross Internal Area **463 Sq Ft - 43.0 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 00898

