



# Dovey Lodge

Bewdley Street, N1

Asking Price £375,000

A bright 1 double bedroom flat set on the second floor of this modern low rise building located within the Barnsbury conservation area, moments from the gardens and greenery of Barnsbury Square.

**CHESTERTONS**



# Dovey Lodge

## Bewdley Street, N1

- One double bedroom apartment
- Located on the second floor
- Superb location
- Separate lock up storage shed
- Close to the transport links of Highbury & Islington



A bright 1 double bedroom flat set on the second floor of this modern low rise building located within the Barnsbury conservation area, moments from the gardens and greenery of Barnsbury Square. Accommodation comprises 1 double bedroom, bathroom, kitchen and separate reception room, all of the rooms have windows. There is also the added benefit of a separate lock up storage shed which is located to the rear of the building and this is included within the lease. Highbury & Islington station provides superb links around London with National Rail and Victoria Line trains, with the buzz of Upper Street only a short walk. Alternatively the gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsburys located at the Southern end of Liverpool Road, close to Angel.

**Tenure:** Share of Freehold 956 years 7 months

**Service Charge:** £2532

**Ground Rent:** £5

**Local Authority:** Islington Council

**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street

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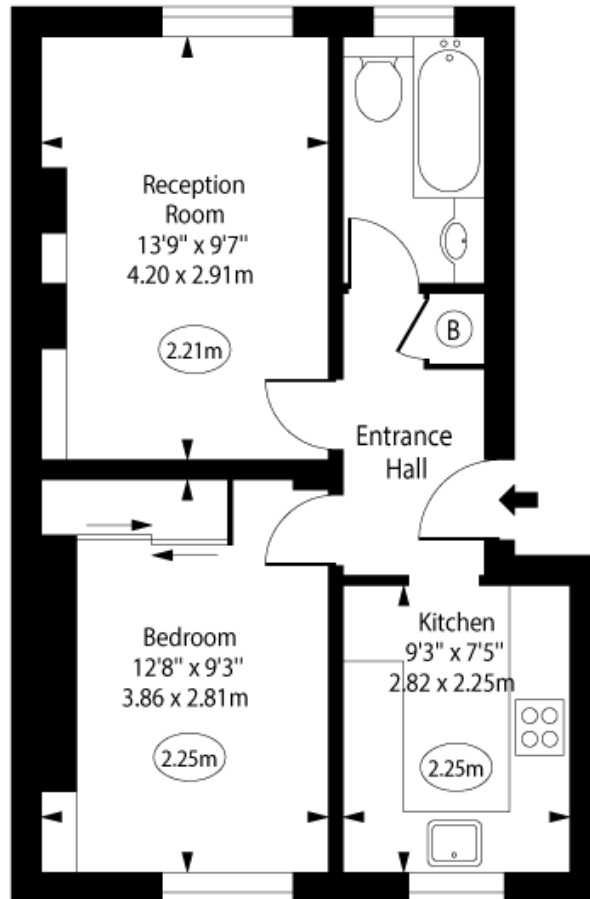
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Dovey Lodge,  
Bewdley Street,  
Islington, N1

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      420 Sq Ft - 39.02 Sq M

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. 031535J

