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7 Tiltman Place, Islington N7

£2,400 FOR SALE

Apartment - Purpose Built

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7 Tiltman Place, Islington N7

£2,400 Per

Description

A beautifully presented two-bedroom apartment set within a modern purpose-built development. This bright and spacious home features a generous open-plan living and dining area with a fully integrated contemporary kitchen, including a dishwasher, and direct access to a private balcony.

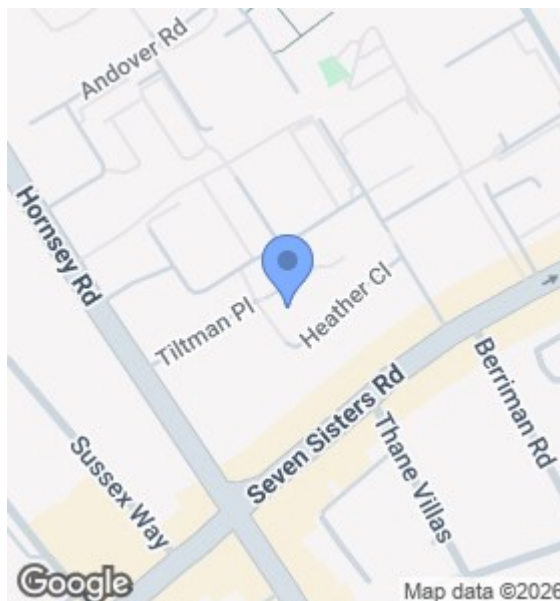
The property further benefits from two well-proportioned double bedrooms, a stylish modern family bathroom, an en-suite shower room to the principal bedroom, and a separate utility cupboard providing additional storage and practicality. An entryphone system adds further convenience and security.

Residents benefit from a secure, well-maintained development with lift access and concierge service.

Ideally positioned within approximately half a mile of both Finsbury Park Station and Holloway Road Underground Station, offering excellent transport

Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Islington
Local Authority	E
Council Tax	

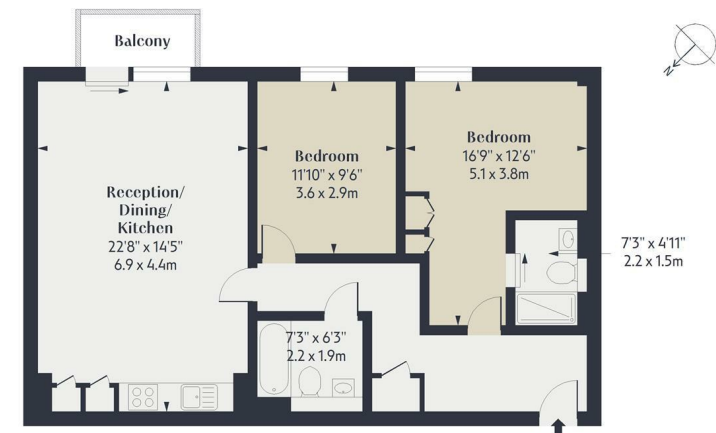


Floorplan

Tiltman Place N7

Approx. Gross Internal Area 851 Sq Ft - 79.06 Sq M
Approx. Gross Balcony Area 28 Sq Ft - 2.60 Sq M

Philip
Alexander



Third Floor

Floor Area 851 Sq Ft - 79.06 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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EPC

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	81	85

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.