



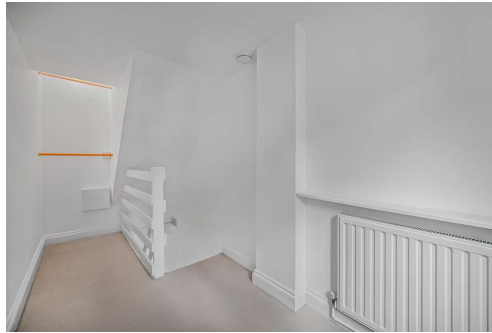
Wallace Road

Islington, N1

Asking Price £400,000

A bright and spacious studio garden flat set on the ground floor of an imposing Victorian period property located on a tree-lined road moments from Canonbury Station benefitting from a private 45 foot garden.

CHESTERTONS



Wallace Road

Islington, N1

- Studio garden apartment
- Separate office space
- 45 foot private garden
- Set in a Victorian period conversion
- Close to transport links



A bright and spacious studio garden flat set on the ground floor of an imposing Victorian period property located on a tree-lined road moments from Canonbury Station. The property is well-presented comprising spacious studio space leading on to the private 45 foot long garden; the kitchen has plenty of worktop and cupboard space; upstairs is a separate office space perfect for those who work from home. Wallace Road is located just to the north of St Pauls Road, across from the New River Walk and is a short walk to the greenery of Canonbury Village and Clissold Park, alongside the trendy cafes, restaurants and bars found at Highbury Park, Stoke Newington Church Street and Newington Green. Transport can be found via a very short walk to Canonbury Station (London Overground), with a number of bus routes running on Green Lanes and from Newington Green. Highbury & Islington is the closest underground station, sitting on the Victoria Line and with National Rail trains. Upper Street and Canonbury provide good local shops, restaurants, etc.

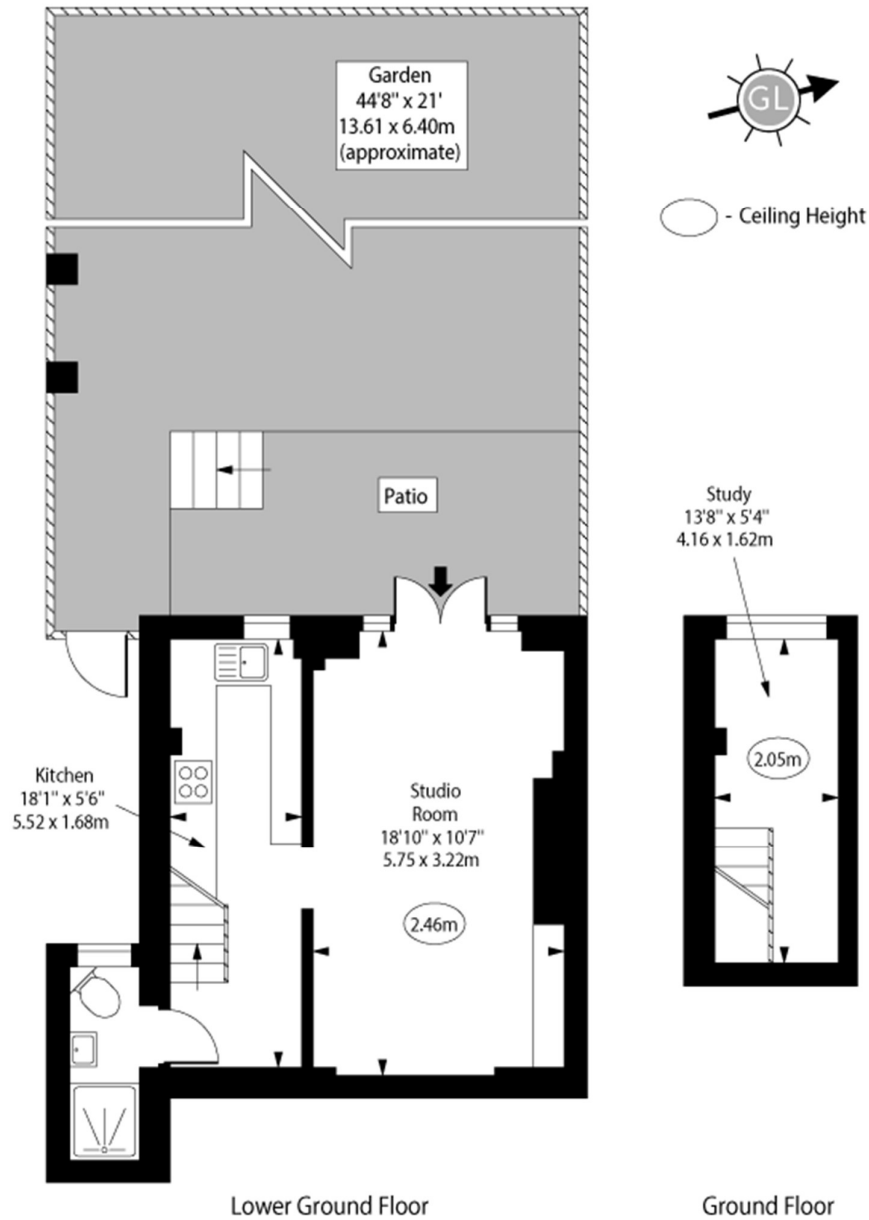
Tenure: Leasehold 125 years
Service Charge: £1684
Ground Rent: £0
Local Authority: Islington
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Wallace Road, N1



Approx Gross Internal Area 410 Sq Ft - 38.09 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 Measured according to the RICS

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 028657D