



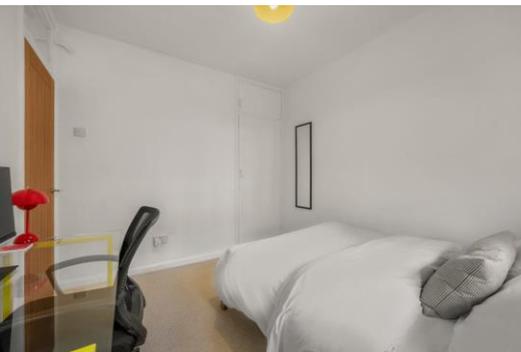
Micawber Court

Windsor Terrace, N1

Asking Price £550,000

A bright and spacious 2 double bedroom maisonette located on the ground and first floor of a purpose built development, affording its own entrance and private garden whilst being moments away from the vibrancy of Old Street.

CHESTERTONS



Micawber Court

Windsor Terrace, N1

- Beautifully presented 2 double bedroom maisonette
- Own private entrance
- Private garden
- Modern kitchen and bathroom
- Close proximity to Angel, Old Street, the City, Hoxton, Shoreditch & Clerkenwell



A bright and spacious 2 double bedroom maisonette located on the ground and first floor of a purpose built development, affording its own entrance and private garden whilst being moments away from the hustle & bustle of Old Street, Hoxton & Shoreditch. The property is bright and well-presented comprising; its own entrance leading to the well sized hallway and on to the fully-equipped modern kitchen; separate generously sized reception room leading on to the private garden; upstairs are the two double bedrooms, with the master benefitting from built-in wardrobe; the family bathroom is modern with a bath and over-head shower. The property has been lovingly updated by the current owner creating a sleek modern, homely feel. Micawber Court is an ex-local authority development, quietly tucked away behind City Road amongst the nest of recent award winning developments surrounding The Silicon roundabout. Situated betwixt Angel & Old Street Underground stations (both on the Northern Line), the bars, restaurants, boutique shops & galleries of Hoxton, Clerkenwell, the City, Upper Street and Shoreditch are all easily accessible. A variety of bus routes are at hand for easy access across London and international links are facilitated from the transport hub that is Kings Cross/St Pancras. The City Road canal basin is close by and provides a nice relaxing entre to the walks East along the canal towards London Fields and beyond with its array of cafes.

Tenure: Leasehold 87 years 6 months
Service Charge: £1768
Ground Rent: £9
Local Authority: London Borough of Hackney
Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77c	77c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

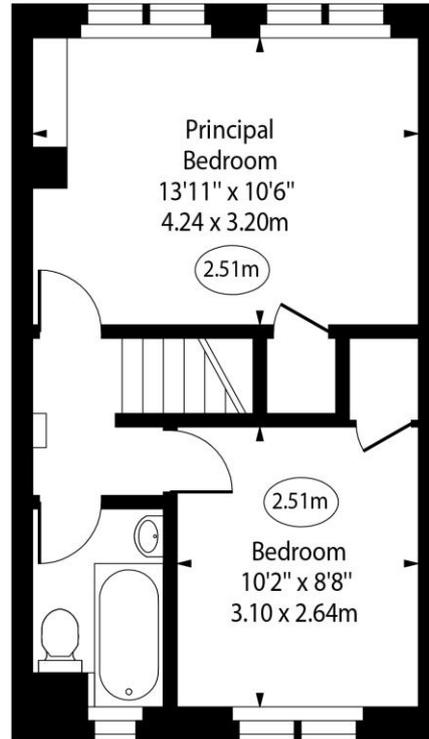
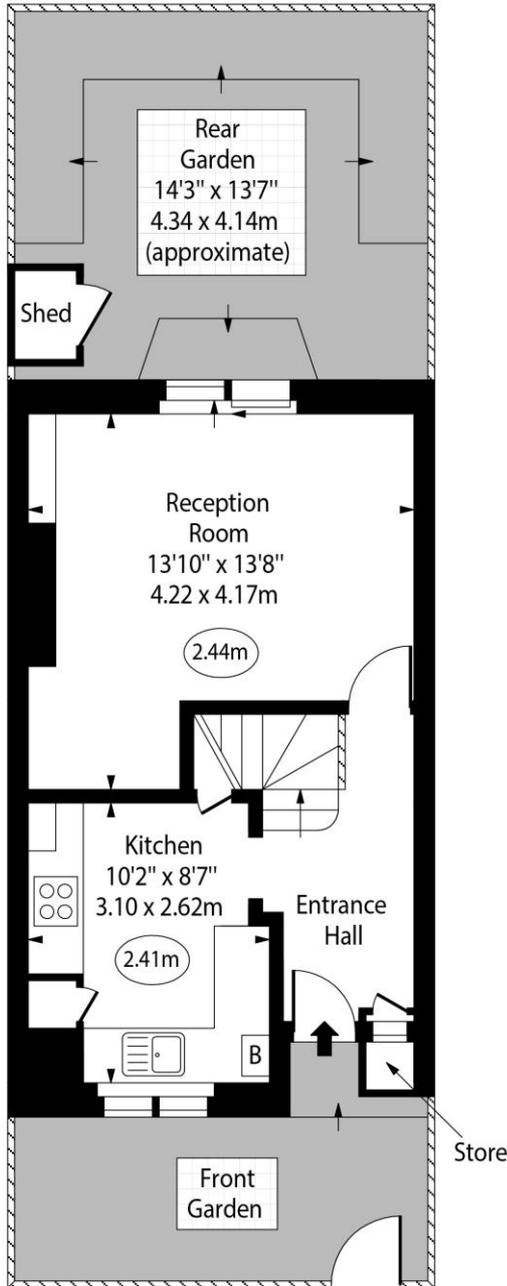
Chestertons Islington Sales

327-329 Upper Street
 Islington
 London
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

Micawber Court,
Windsor Terrace, N1



○ - Ceiling Height



Ground Floor

First Floor

Approx Gross Internal Area

672 Sq Ft - 62.43 Sq M

(Excluding Store & Shed)

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.

www.goldlens.co.uk

Ref. No. 030489M

