





ST. PAULS ROAD, LONDON, N1

£458,000 LEASEHOLD

BEAUTIFULLY RENOVATED ONE BEDROOM APARTMENT MOMENTS FROM HIGHBURY & ISLINGTON

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

This exceptional one bedroom flat is set in an imposing Victorian terrace in Canonbury. The property is presented in fantastic condition throughout and offers and an excellent first time purchase or BTL investment. The large double bedroom is located to the rear of the building and benefits from inbuilt storage and wooden floors alongside unobstructed views of the private gardens.

A wonderfully social open plan living room and kitchen provides a fantastic entertaining space with the kitchen benefitting from integrated appliances, ample storage and worktop space. The family sized bathroom has been finished in a contemporary style with floor to ceiling tiles and full-sized bath and overhead shower.

St Pauls Road is conveniently located just moments from the many bars, restaurants and boutiques of Upper Street and is just a short distance away from Highbury fields. Highbury and Islington station (Victoria Line) is the closest underground providing easy access to the West End and Kings Cross. International travel is offered from St Pancras, whilst over ground services are provided from Canonbury station to West, South and East London and the City. Numerous bus routes can also be found close by creating some of the strongest transport links in Islington.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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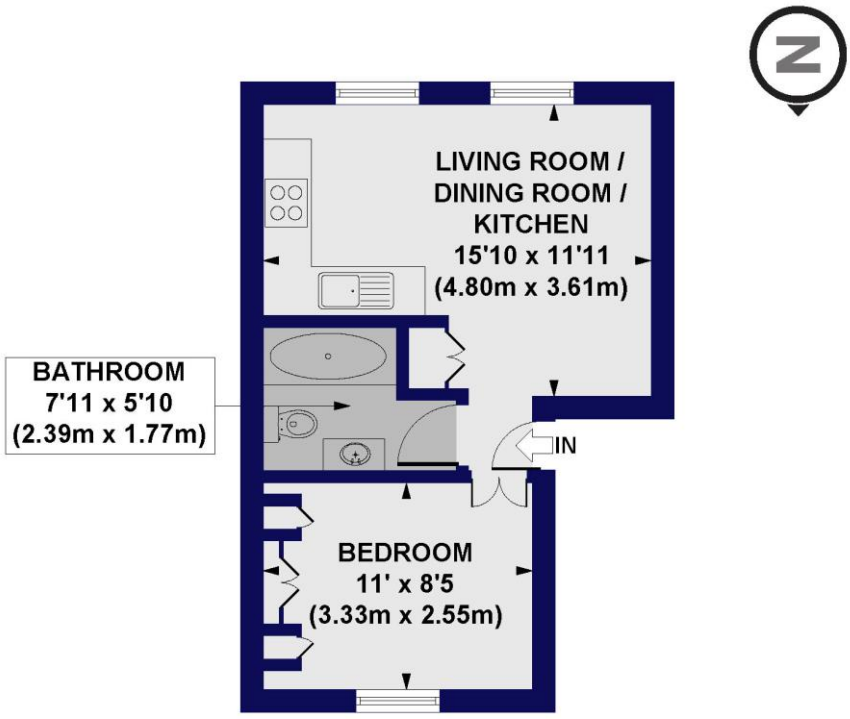




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Approx. Gross Internal Floor Area 316 sq. ft / 29.40 sq. m

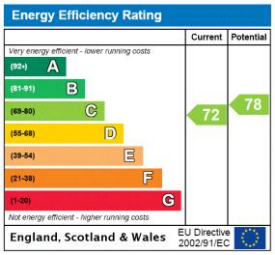


FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/HIH240140

Tenure: Leasehold

Term: 110 year and 8 months (Subject to change)

Service Charge: £1320 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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