



PACKINGTON STREET, LONDON, N1
OFFERS IN EXCESS OF £450,000 LEASEHOLD

**A STUNNING ONE BEDROOM APARTMENT
WITH PRIVATE BALCONY JUST MOMENTS
FROM ANGEL TUBE.**

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

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DESCRIPTION:

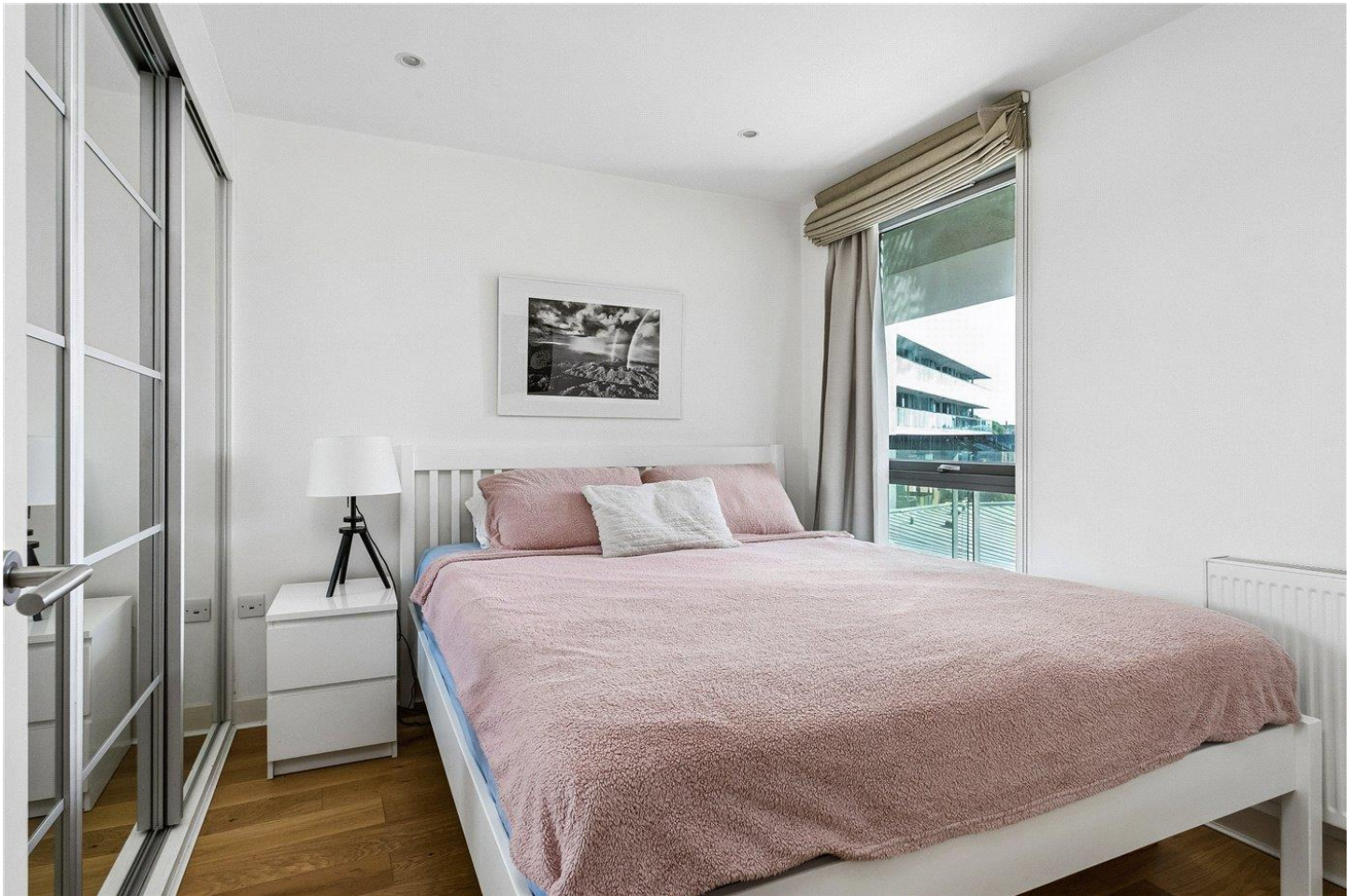
Set within this sought after development is this well-proportioned one-bedroom modern apartment.

The apartment comprises of an open plan kitchen and living room, with ample dining space leading out onto a private south facing balcony. There is a large master bedroom with built in storage, and a modern and contemporary bathroom. The property is presented in immaculate condition throughout.

Packington Street is perfectly located for the restaurants, boutiques and bars on Upper St and Essex Road. The closest transport links can be found at Angel underground (Northern line) and Paris is only 2 stops away with Kings Cross and St pancreas within easy reach. Highbury and Islington (Victoria and East London Line) are also within walking distance as is Old Street (Northern Line). There are also a number of good bus route's taking you into the City and West End.

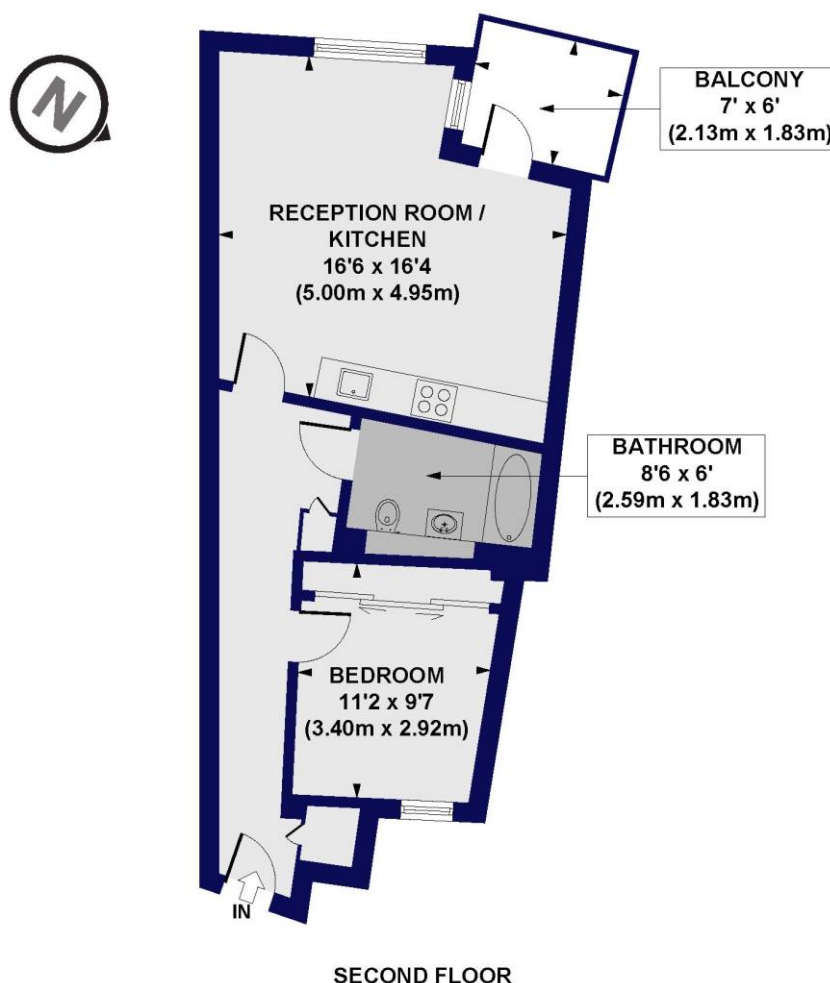
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Packington Street, N1
Approx. Gross Internal Floor Area 524 sq. ft / 48.68 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D	72	72
	E		
	F		
	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC



<https://www.winkworth.co.uk/sale/property/ISL260276>

Tenure: Leasehold

Term: 111 year and 7 months (Subject to change)

Service Charge: £3,000 per annum (approx.)

Ground Rent: £0 Annually (Subject to review)

Council Tax Band: D

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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