



MELVILLE PLACE, LONDON, N1
OFFERS IN EXCESS OF £400,000 SHARE OF FREEHOLD

**A BRIGHT, SPACIOUS FLAT SET IN A MODERN
& SECURE GATED DEVELOPMENT OFF ESSEX
ROAD.**

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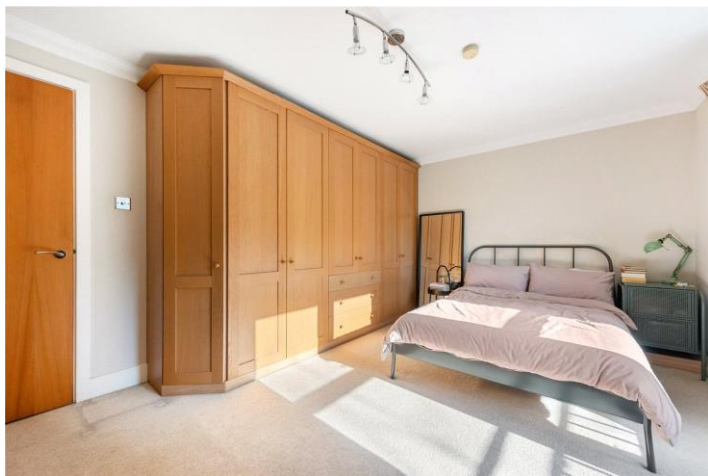
DESCRIPTION:

Spanning 536 sq.ft. (approx.) is this fantastic one-bedroom apartment set across the first floor within well-maintained, purpose-built development. Accommodation includes a reception room, separate kitchen with inbuilt appliances, a private balcony, a three piece bathroom with bathtub, and a generous master bedroom with fitted wardrobes. The property further benefits from a secure private parking space, share of freehold and is offered to the market chain free.

Melville Place is set off Essex Road, offers an array of local amenities including supermarkets, eateries and bars including the De Beauvoir Deli, Salut! and The De Beauvoir Arms all within easy reach. The boutique shops and restaurants of Upper Street are close by, whilst some fantastic transport links are also available. Highbury and Islington offers the closest underground service on the Victoria line and overground services to Moorgate. The East London line is serviced from Canonbury station whilst Angel station offers the Northern line. Many bus routes can be found on Essex Road for access to Angel or on Southgate Road for effortless transport to Central London, Shoreditch, Hoxton and the City.

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.

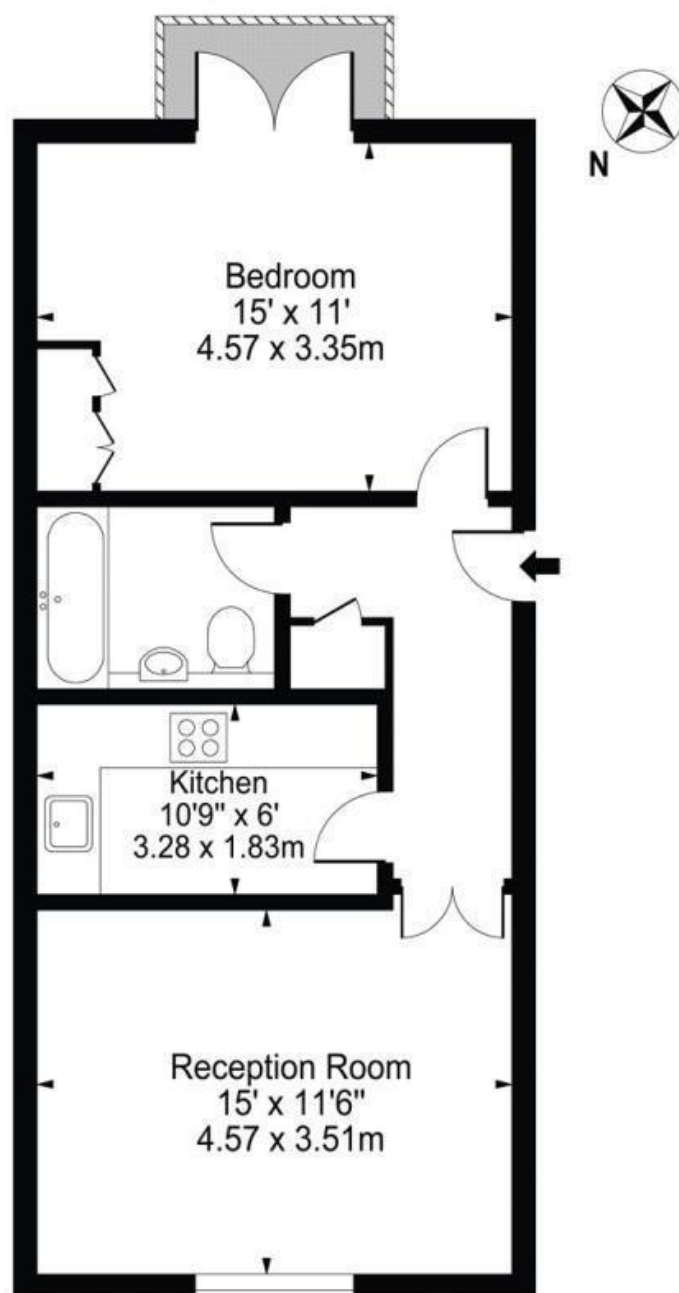
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Approximate Gross Internal Area 536 sq ft / 49 sq m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL260550>

Tenure: Share of Freehold

Term: 969 year and 0 months (Subject to change)

Service Charge: £4000 per annum (approx.)

Ground Rent: £ 125 Annually (Subject to review)

Council Tax Band: E

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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