



WINTON COURT, CALSHOT STREET, LONDON, N1
£725,000 LEASEHOLD

**A 915 SQ. FT. TWO BEDROOM APARTMENT
WITH PRIVATE BALCONY 0.4 MILES FROM
KINGS CROSS**

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

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DESCRIPTION:

A bright two bedroom, one bathroom spacious apartment set across the third floor of this well-maintained block on a quiet street only 0.4 miles from Kings Cross Station. The property comprises of two large double bedrooms, a semi open plan living dining space with a kitchen that can be separated with double sliding doors. There's a large wrap around balcony which catches the morning and evening sun and allows stunning views over London. The double aspect floor to ceiling windows floods the flat with natural light. The flat is complete with a good-sized three-piece family bathroom, and generous storage throughout the hallway.

Winton Court is in an excellent location with great transport links across London and the UK with Kings Cross and Angel underground stations located a short distance away. International travel is also made easy from St. Pancras station and all London airports.

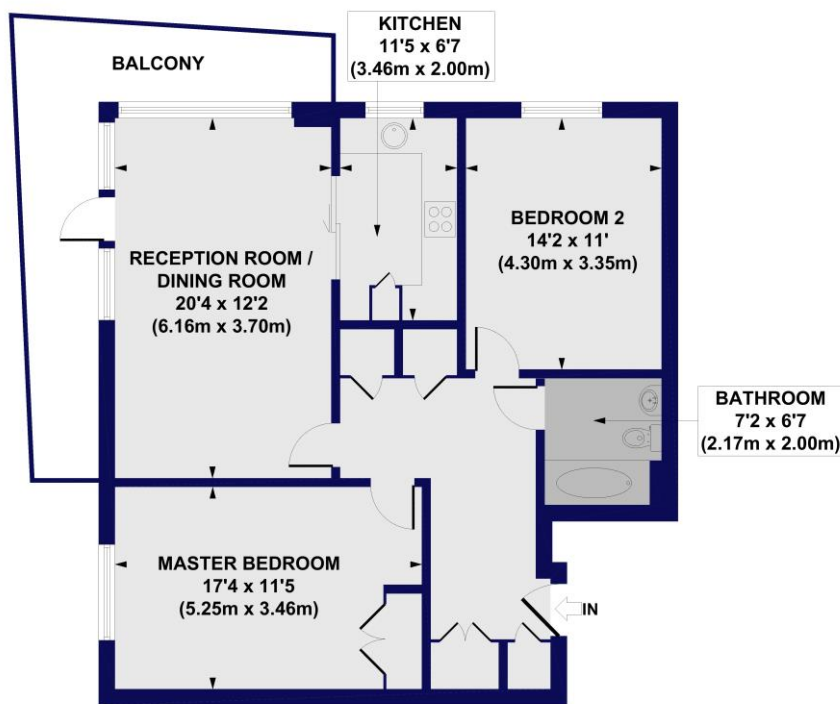
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Winton Court, Calshot Street, N1
Approx. Gross Internal Floor Area 915 sq. ft / 85.05 sq. m



THIRD 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tenure: Leasehold

Term: 105 year and 5 months (Subject to change)

Service Charge: £3080.4 per annum (approx.)

Ground Rent: £200 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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