CLUSE COURT, ST. PETER'S STREET, LONDON, N1

£350,000 LEASEHOLD

PURPOSE BUILT 1-BEDROOM PROPERTY SITUATED NEAR REGENTS CANAL

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

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DESCRIPTION:

Situated on the ground floor of this well-kept block in Islington is this fantastic one-bedroom apartment arranged over a single level. The property is presented in fair condition throughout and benefits from light and well-proportioned rooms. The reception room offers ample space for both relaxing and entertaining, while the well-sized kitchen provides generous worktop and storage space. The bedroom is a comfortable double and is served by a modern bathroom. The property is further offered to the market chain free.

Cluse Court is exceptionally well located in the heart of Islington and is nestled amongst some of Islington's finest addresses. The property, whilst set amongst peaceful treelined roads, is just a stone's throw from Upper Street and the boutique shops and restaurants on Camden Passage as well as being within easy reach of Regents Canal. Transport links are exceptional with Angel station providing the closest underground links on the Northern line and various overground and underground services provided at Kings Cross.

There is a major works bill on the property estimated at £50K. The seller is open to retention for the bill/ or reasonable offers. 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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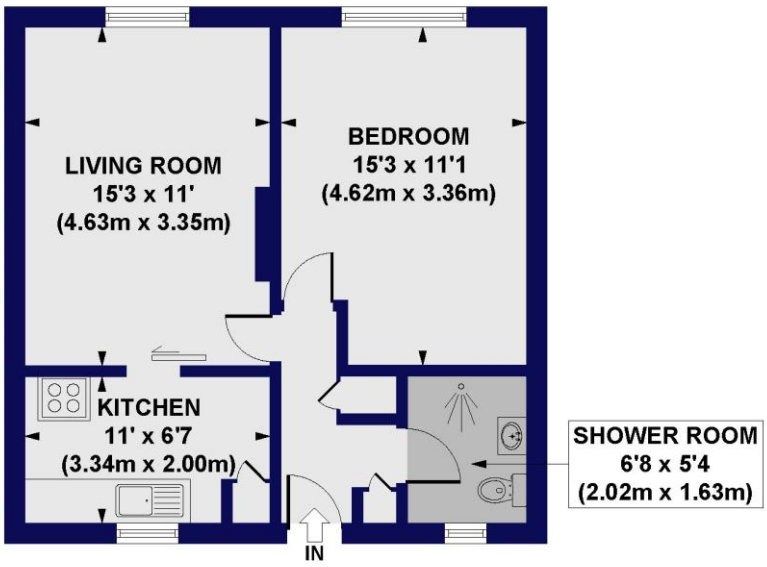
Cluse Court, St. Peter's Street, N1

Approx. Gross Internal Floor Area 501 sq. ft / 46.51 sq. m



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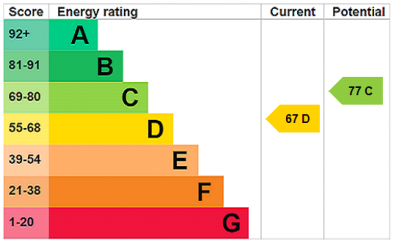
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/STK250558

Tenure: Leasehold

Term: 89 year and 5 months (Subject to change)

Service Charge: £2263.38 per annum (approx.)

Ground Rent: £10 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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