



**GREENHILLS TERRACE, ISLINGTON, LONDON, N1
OFFERS IN EXCESS OF £440,000 LEASEHOLD**

**A 526 SQ.FT. TWO BEDROOM APARTMENT IN
0.5 MILES TO CANONBURY STATION**

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DESCRIPTION:

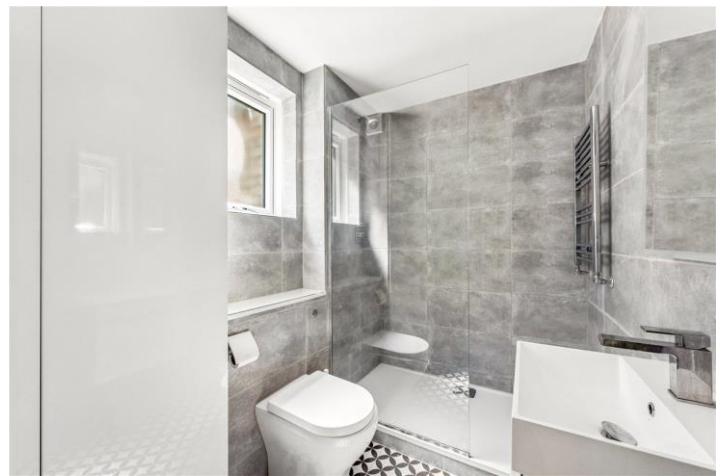
This 526 sq. ft. bright two-bedroom, one bathroom apartment with open plan living room/ kitchen is located within the RIBA award-winning Dover Court Estate in Islington, N1.

The apartment is reached via a short staircase leading to a private front door and opens to a corridor that leads to a West facing open-plan living room/ fitted kitchen with exposed brick work. Both the bedrooms, the dual aspect double bedroom and the East facing guest bedroom, offer fitted wardrobes and are finished in contemporary style.

The apartment is conveniently positioned for the pubs, restaurants, shops and cafés of Dalston, De Beauvoir and Islington. The Scoll Head and The De Beauvoir Arms are both excellent and close to the apartment. De Beauvoir Deli is also a few minutes' walk away and is a firm local favourite, offering locally sourced produce alongside seasonal fruit and vegetables, sandwiches and salads. Sweet Thursday offers Neapolitan-style pizza with craft beers and wine. Other excellent local spots include Batch Baby, Dan's, Hector's and Goodbye Horses. The Regent's Canal lies just beyond and is home to Towpath and the highly regarded Japanese café Toconoco. The canal path provides easy access to the rest of London, including the shops, galleries and restaurants of Shoreditch. For entertainment, Dalston's arts venues, including Arcola Theatre, are within walking distance to the east. To the west, Union Chapel serves as both a community hub and working church, hosting a regular programme of comedy and music events. New River Walk is approximately an 8-minute walk from the apartment, a tranquil man-made waterway with mature trees and benches. Highbury Fields has large areas of open green space, alongside tennis courts, a playground and a swimming pool. The historic De Beauvoir Square, with its beautiful rose garden, is also close by. Overground stations at Canonbury and Dalston Junction are approximately a 10- and 11-minute walk away respectively, while Underground services from Highbury & Islington are only slightly further afield. Essex Road station is around 10 minutes away on foot, with regular services to Moorgate taking about six minutes. Excellent bus routes into central London and Hackney are also nearby.

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.

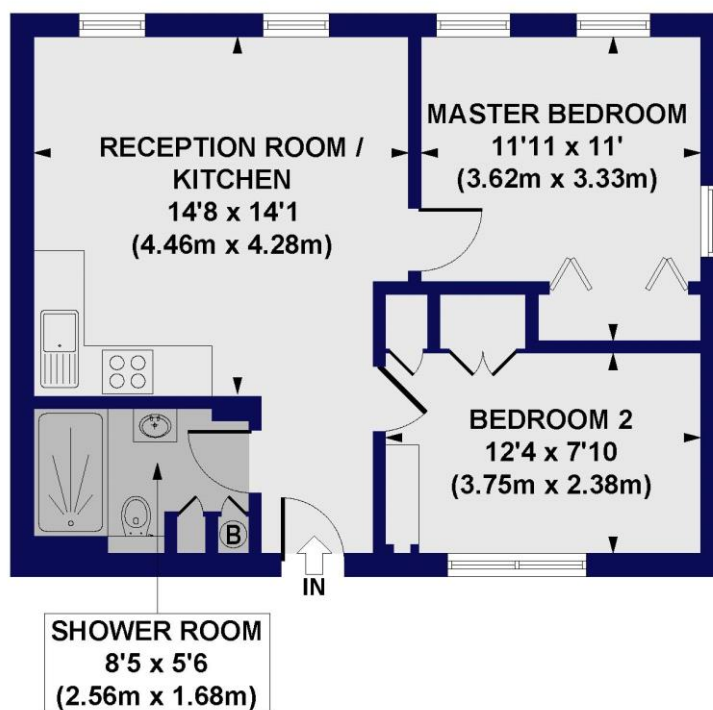
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Greenhills Terrace, N1

Approx. Gross Internal Floor Area 526 sq. ft / 48.83 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.

Tenure: Leasehold

Term: 185 year and 11 months (Subject to change)

Service Charge: £1400 per annum (approx.)

Ground Rent: £ 10 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH220002>

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