



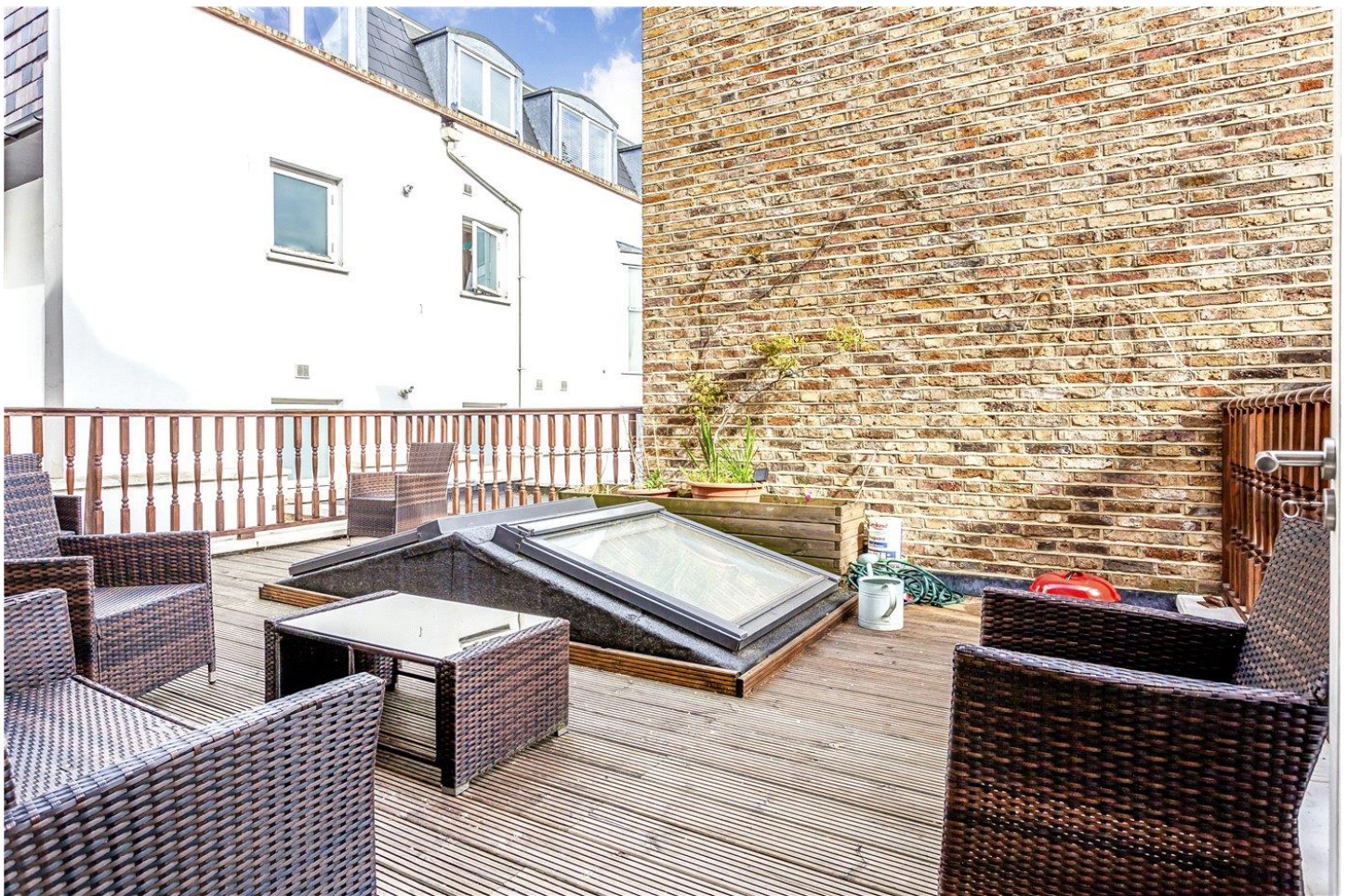
FLAT 1, MACKENZIE ROAD, ISLINGTON, LONDON, N7
£425,000 LEASEHOLD

**A 402 SQ .FT. ONE BEDROOM APARTMENT
 WITH SHARED TERRACE SET MOMENTS
 FROM PARADISE PARK**

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

Winkworth

winkworth.co.uk



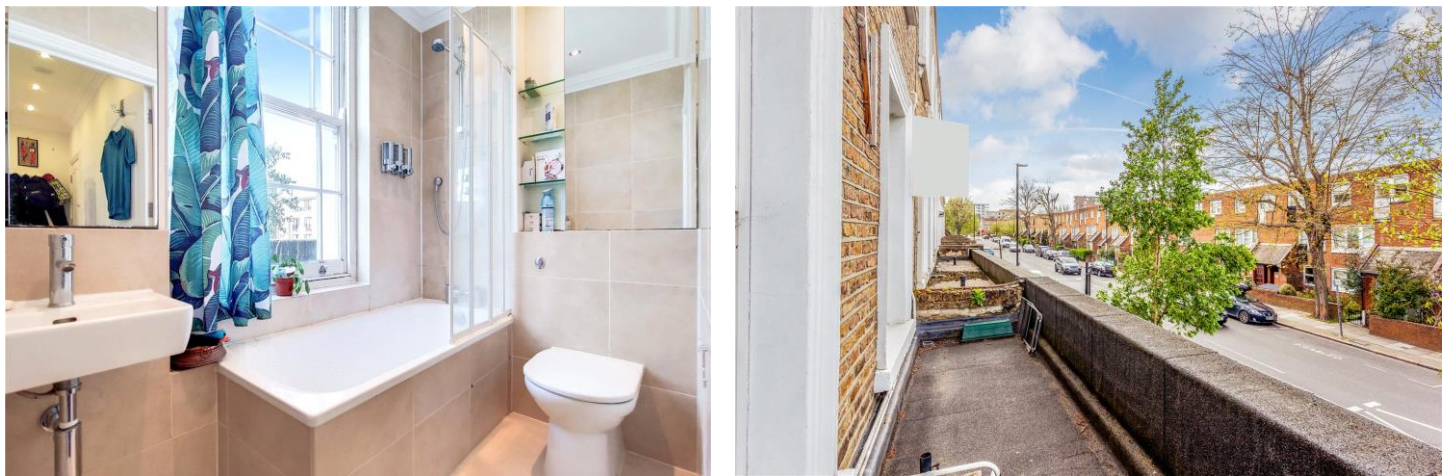
DESCRIPTION:

This bright 402 sq. ft. one bedroom apartment with open plan living room/ kitchen is set on the first floor of a small boutique development next to Paradise Park. The property offers light and airy rooms and has been beautifully finished throughout. The open plan living room and kitchen is flooded in natural light and provides access to a shared terrace. The double bedroom is of generous proportions and benefits from built-in storage whilst the three-piece family bathroom with bathtub has been finished in a contemporary style and offers overhead shower.

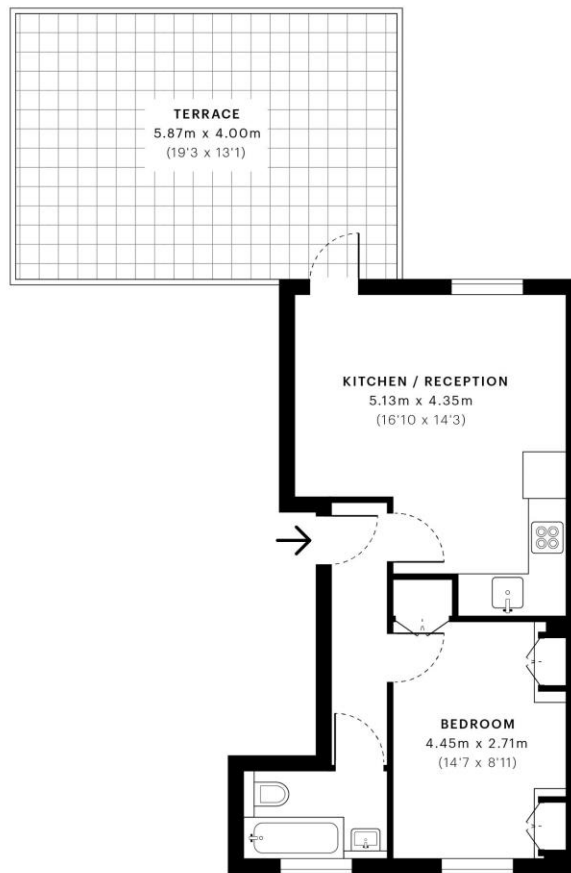
Mackenzie road is perfectly located for an array of transport links as well as being within easy access of Upper Street. The flat is set within easy reach of the Piccadilly line at Caledonian Road whilst the Victoria line and overground services are found at Highbury and Islington. An array of bus routes are at hand providing effortless access across London and international links are facilitated from St Pancras.

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.

Winkworth



Winkworth



GROSS INTERNAL AREA
The footprint of the property
37.4 Sqm / 402.2 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
36.0 Sqm / 387.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
23.0 Sqm / 247.6 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL
60.6 Sqm / 652.6 Sqft
IPMS 3C RESIDENTIAL
59.3 Sqm / 638.1 Sqft

SPEC ID
5d5fde86be390a00c80e18

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	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL200595>

Tenure: Leasehold

Term: 111 year and 5 months (Subject to change)

Service Charge: £1544 per annum (approx.)

Ground Rent: £350 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.