



**MONEYER HOUSE, PROVOST ESTATE, ISLINGTON, LONDON, N1
OFFERS IN EXCESS OF £365,000 LEASEHOLD**

**A 462 SQ. FT. ONE BEDROOM APARTMENT WITH
PRIVATE BALCONY 0.4 MILES TO OLD STREET
STATION**

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



DESCRIPTION:

This 462 sq. ft. apartment offers bright, airy and well-proportioned accommodation throughout. Located on the top floor of this well-kept block only 0.4 miles to Old Street Station.

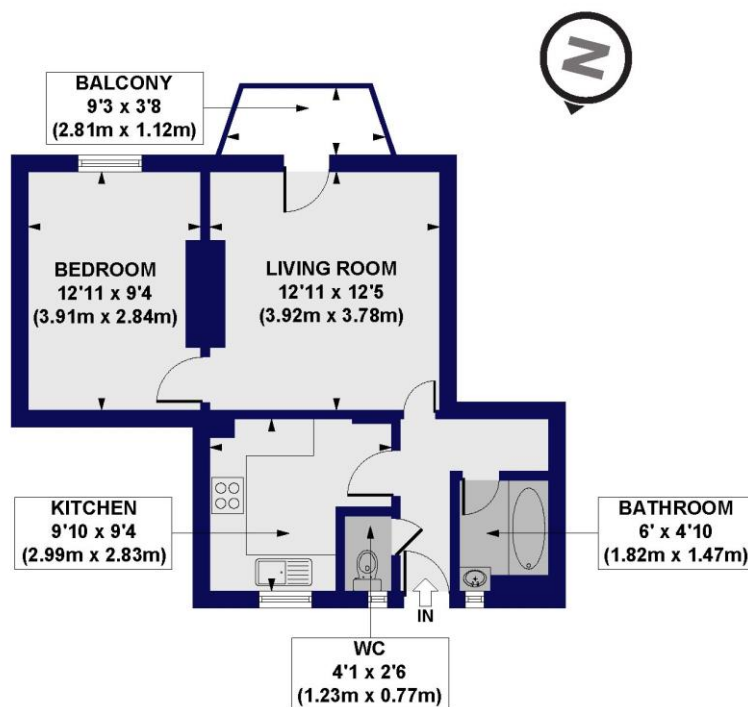
The property consists of a spacious reception room that leads to a South facing balcony, as well as a separate kitchen with plenty worktop space, both rooms receiving an abundance of natural light throughout the day due to it's North- South facing aspect. There is a large double bedroom along with a separate toilet and bathroom. The property further benefits from secure fob-entry system and ample storage space inside.

Moneyer House is perfectly situated for easy access to the City, Shoreditch and Upper Street with some fantastic transport links available nearby. Angel and Old Street station are both a short walk and within easy reach for the Northern line whilst Hoxton provides overground services to east and south London. An array of bus services provides effortless access across London whilst international transport is facilitated from St Pancras. The green spaces of Shoreditch Park are just seconds away as is the hugely popular Regents Canal which is dotted with a selection of fashionable eateries and bars along the waterside.



Moneyer House, Provost Estate, N1

Approx. Gross Internal Floor Area 462 sq. ft / 42.88 sq. m



FOURTH 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.

Winkworth

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

<https://www.winkworth.co.uk/sale/property/ISL210358>

Tenure: Leasehold

Term: 83 year and 10 months (Subject to change)

Service Charge: £1524 per annum (approx.)

Ground Rent: £ 9 Annually (Subject to review)

Council Tax Band: B

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.