



FLAT C, PACKINGTON STREET, LONDON, N1
OFFERS IN EXCESS OF £450,000 LEASEHOLD

A BRIGHT, ONE DOUBLE BEDROOM, TOP FLOOR PERIOD CONVERSION 0.5 MILES TO ANGEL STATION

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

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DESCRIPTION:

A bright, North- South facing one-bedroom, top floor period conversion positioned perfectly on one of Islington's most desirable streets.

Accommodation comprises of a well-maintained North facing living room, and a bedroom with original sash windows flooding the property with natural light. The South facing kitchen benefits from integrated appliances and views of the peaceful neighbouring gardens. The property is complete with a three-piece family bathroom with shower, and is offered to the market on chain free.

Packington Street is a wonderfully quiet road situated within easy reach of the boutiques, bars and restaurants of Upper Street that is around 0.4 miles away. The closest tube can be found at Angel station (0.7 miles away) whilst Old Street, Kings X and Essex Road Overground are also within easy reach. Numerous bus routes provide easy access the City and West End and international travel is made easy from Kings Cross St Pancras.

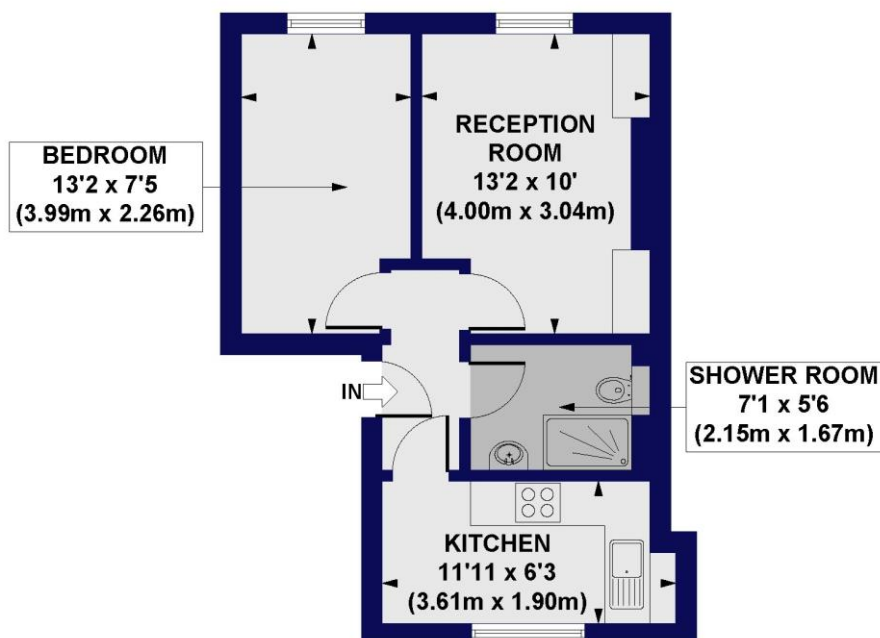
*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Packington Street, N1
Approx. Gross Internal Floor Area 387 sq. ft / 35.96 sq. m



SECOND 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		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260347>

Tenure: Leasehold

Term: 87 year and 11 months (Subject to change)

Service Charge: £1046.64 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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