



ENFIELD ROAD, ISLINGTON, LONDON, N1
OFFERS IN EXCESS OF £500,000 LEASEHOLD

A BRIGHT 659 SQ. FT. OUTSTANDING AND COMPLETELY UNIQUE SPLIT LEVEL ONE BEDROOM FLAT

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

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DESCRIPTION:

This simply stunning split-level, dual aspect, flat is set in a charming Victorian school conversion and offers around 659 sq. ft. of living space and 744 sq. ft. including the void space.

The property offers a larger and more usable space than others in the development and has been tastefully maintained by the current owners. The generous living room is flooded in natural light through large East facing windows in the living area. The kitchen located behind the living area is fully finished with contrasting shaker style cabinets with copper detailing and offers integrated appliances alongside lots of worktop and storage space. The sizable double bedroom is located on the upper level alongside a three-piece family bathroom with bathtub, vast amounts of storage and hallway study area.

The building offers an abundance of character which differentiates it from other local modern developments whilst also benefitting from bicycle storage, gym, communal gardens and concierge.

The property is perfectly set for an easy access to Shoreditch and the City and is surrounded by a variety of highly desirable delis, local bars and shops in De Beauvoir and Southgate Road alongside trendy restaurants on Kingsland Road and Dalston. Regent's canal offers a scenic route to Victoria Park and Maida Vale whilst access to West and East London can be easily facilitated via, Haggerston overground, Dalston Kingsland and Old Street underground. The Hackney New Primary School (Ofsted rated Outstanding) is also only 486 yards away (approx.).

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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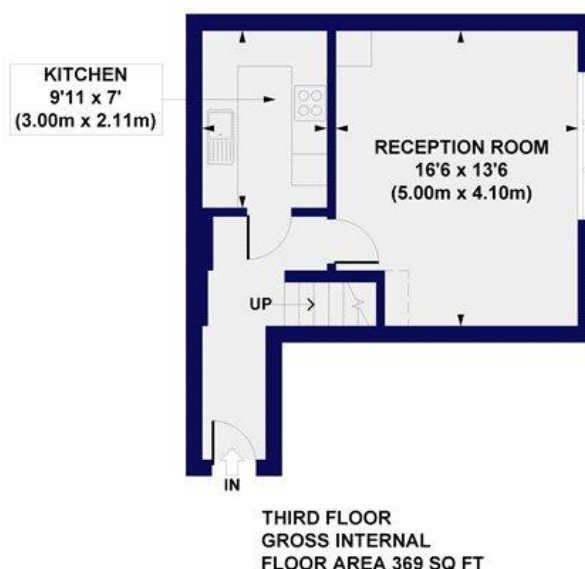
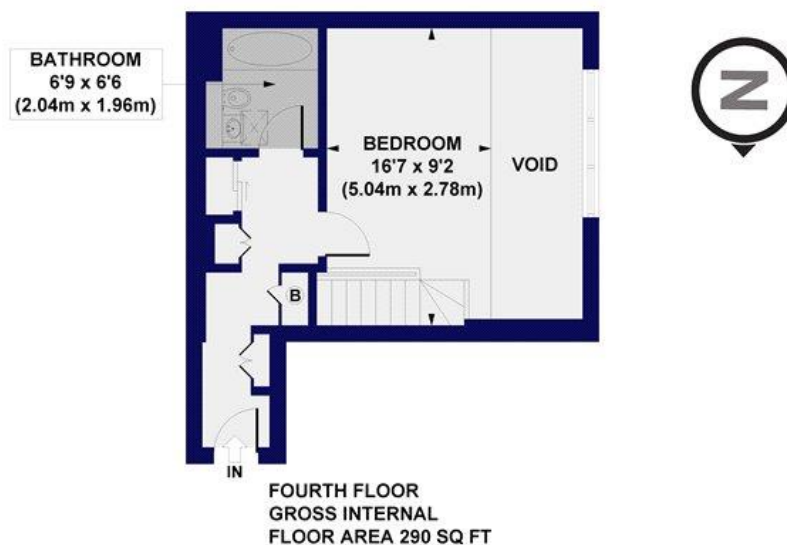


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Approx. Gross Internal Floor Area 744 sq. ft / 69.08 sq. m (Including Void)

Approx. Gross Internal Floor Area 659 sq. ft / 61.24 sq. m (Excluding Void)



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		
55-68	D	61 D	69 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260132>

Tenure: Leasehold

Term: 105 year and 8 months (Subject to change)

Service Charge: £2,408 per annum (approx.)

Ground Rent: £250 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.

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