



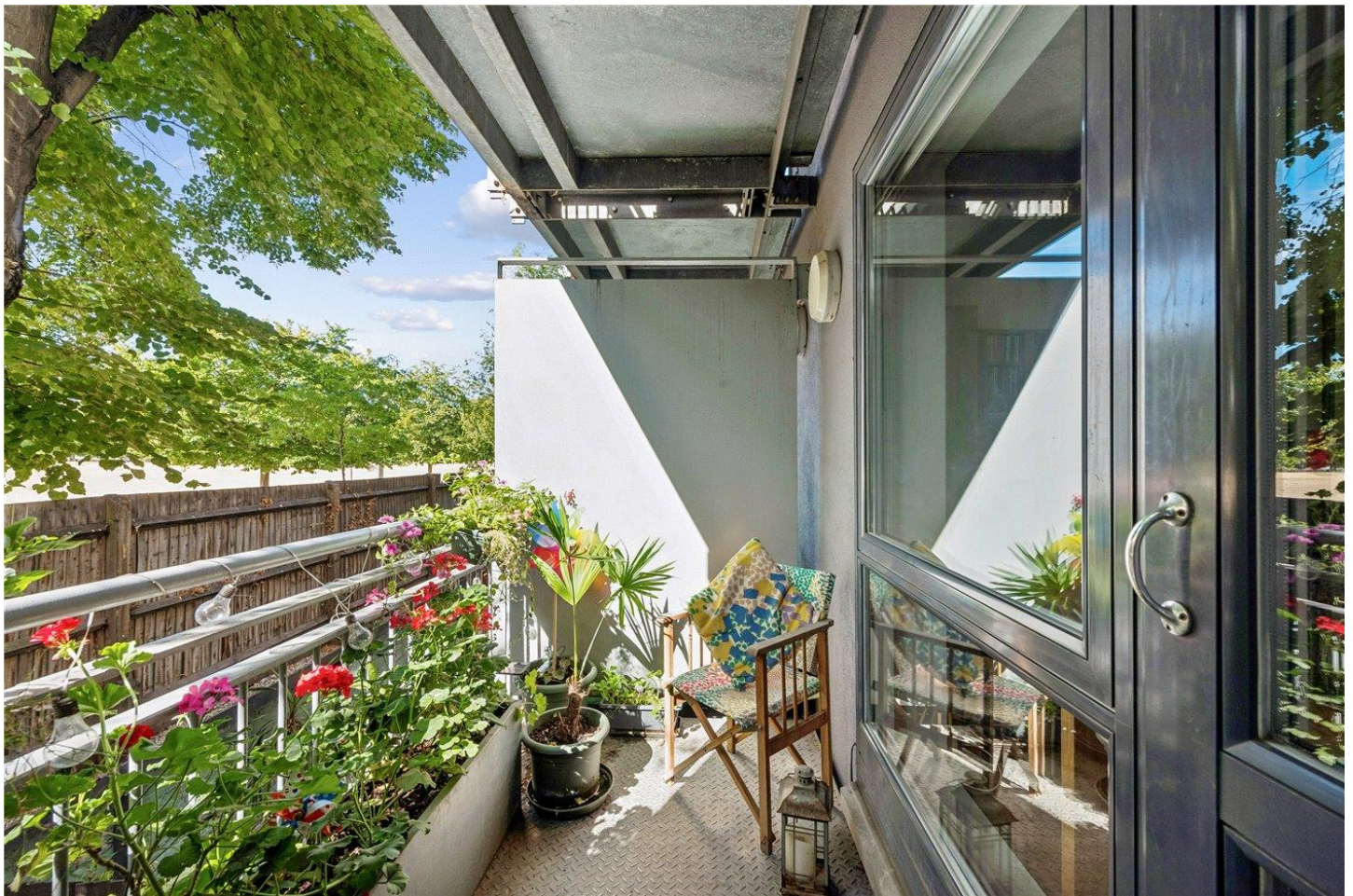
MAWSON COURT, GOPSALL STREET, LONDON, N1
£400,000 LEASEHOLD

**A ONE BEDROOM APARTMENT WITH PRIVATE
BALCONY OVER LOOKING SHOREDITCH PARK
WITH OFF STREET PARKING.**

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

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DESCRIPTION:

Set within a modern gated low-rise development with entry phone access, is this bright and airy 487 sq. ft. approx., one bedroom, one bathroom apartment with a balcony overlooking Shoreditch Park. The apartment also benefits from allocated secure off-street parking, bay number 5.

The apartment is located on the ground floor with complete step-free access. It comprises of a generous sized bedroom with fitted wardrobe, three-piece bathroom (including a bath), fully-fitted kitchen with ample storage and work surfaces, and a sizeable living room with access to a south-facing balcony. A large cupboard in the entrance hall provides excellent storage. Leafy, uninterrupted views of Shoreditch Park from the bedroom, kitchen and living room make this apartment a must-see.

Gopsall Street is perfectly located for excellent transport links which include Haggerston and Hoxton Overground Stations and Old Street Underground Station, as well as various bus routes allowing for swift and direct access to the City and West End, all of which are within a short walk. The Regent's Canal is within a stone's throw away offering idyllic cycle paths and walks. A plethora of eateries, shops and amenities are also nearby in Hoxton and Shoreditch; Southgate Road and the De Beauvoir Deli are also a short 10-minute walk away, and the shops and restaurants of Upper Street are a 20-minute walk. Britannia Leisure Centre is also only a 5-minute walk away.

A message from the current owners:

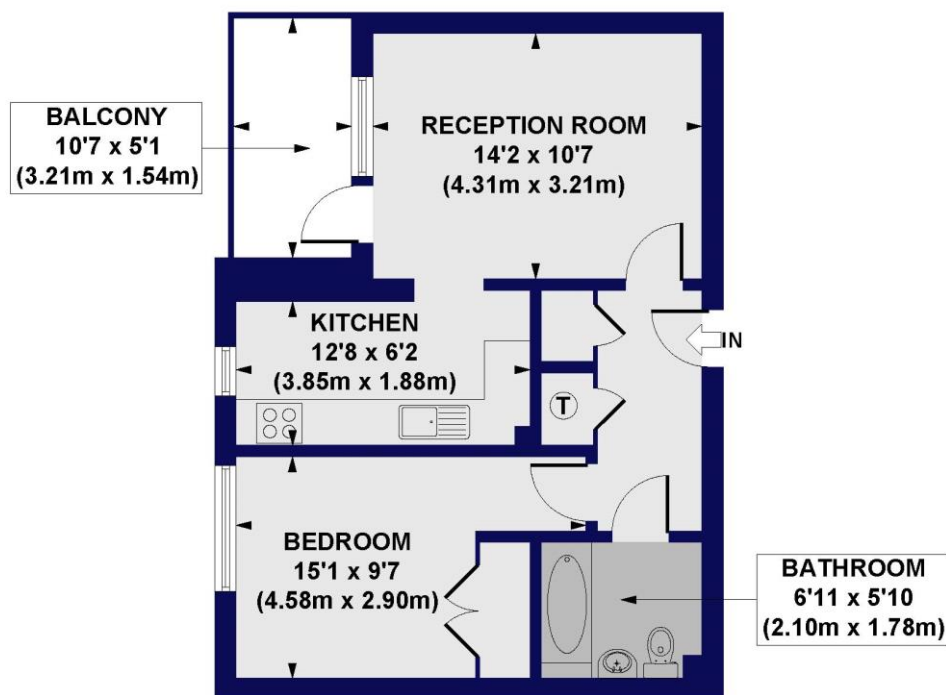
It has been a wonderful first home to us for the past 14 years with many wonderful memories, and we know that future owners will love it too. It always feels like a tranquil space to come home to after a busy day enjoying the local amenities, especially sitting on the balcony overlooking the park. We feel incredibly fortunate to have enjoyed a lovely community-feel with great neighbours in the development too. We will miss brunches at the De Beauvoir Deli and summers and birthday parties at the Rosemary Branch pub.

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Mawson Court, Gopsall Street, N1
Approx. Gross Internal Floor Area 487 sq. ft / 45.20 sq. m



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	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL240507>

Tenure: Leasehold

Term: 102 year and 6 months (Subject to change)

Service Charge: £1636.08 per annum (approx.)

Ground Rent: Peppercorn

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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