



WAKELIN HOUSE, SEBBON STREET, LONDON, N1
£425,000 LEASEHOLD

A CHARMING ONE BEDROOM FLAT SITUATED IN THE HEART OF ISLINGTON

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

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DESCRIPTION:

Set on the third floor of a well-maintained 1934 mansion block in the heart of Islington, this charming one-bedroom apartment offers a wonderful sense of character, with lift access and access to a gated communal garden.

Extending to approximately 572 sq ft, the apartment is well-proportioned throughout, comprising a spacious reception room, a separate kitchen, a generous double bedroom, and a modern bathroom. Large windows and the elevated position create a bright and comfortable living space.

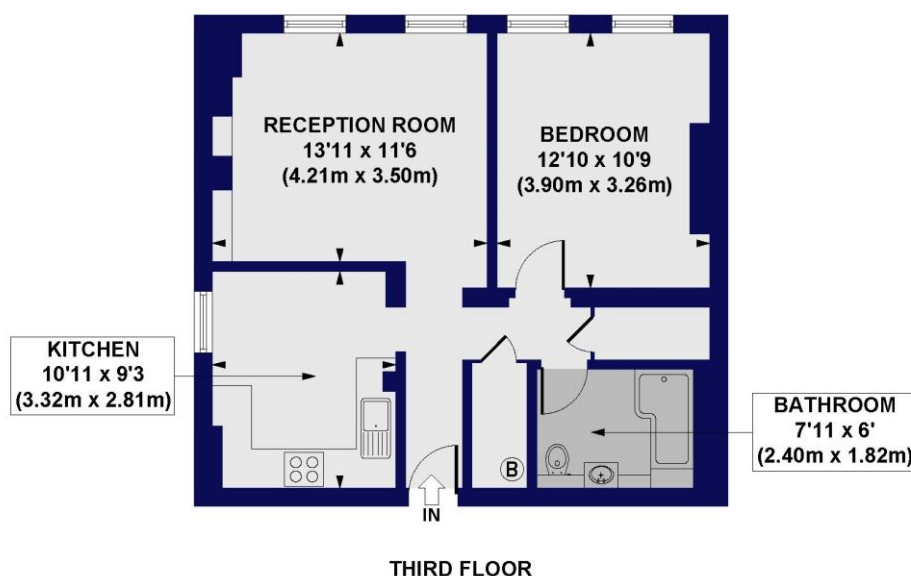
Wakelin House enjoys an enviable location just moments from the vibrant amenities of Upper Street, with its renowned selection of restaurants, bars, cafés, and independent boutiques, as well as the supermarkets and conveniences of Angel. Excellent transport links are close at hand, with both Highbury & Islington Station and Angel Underground Station within easy walking distance, providing swift access across London.

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Wakelin House, Sebbon Street, N1
Approx. Gross Internal Floor Area 572 sq. ft / 53.11 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tenure: Leasehold

Term: 89 year and 11 months (Subject to change)

Service Charge: £2160 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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