





DEVIZES STREET, LONDON, N1

**£405,000 LEASEHOLD**

# A STUNNING ONE BEDROOM MODERN APARTMENT WITH COMMUNAL GARDENS NEAR REGENTS CANAL

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

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## DESCRIPTION:

Located on the second floor of this attractive modern development on Devizes Street is this beautifully presented one bedroom apartment. This wonderfully spacious apartment spans around 552 square feet providing generous accommodation with a lovely bright and airy feel, and is offered on the market with 984-year lease.

There is an open plan kitchen reception room, the kitchen is fully equipped with integrated appliances and has been cleverly arranged to maximise space and function. The lounge area is wonderfully bright and overlooks the attractive communal garden. The bedroom is also of generous proportions and benefits from a sizable walk-in wardrobe, rare to find in a one-bedroom apartment. A well-proportioned bathroom provides a contemporary feel and the flat offers an abundance of storage throughout whilst further benefitting from high quality appliances. In summary, this immaculately presented property makes an ideal home and early viewings are highly recommended.

Set right next to the Regents Canal and the Shoreditch Park, Devizes Street is perfectly located from a variety of amenities. Regents Canal is perfect for leisurely strolls to Broadway market and beyond whilst Shoreditch Park is set to the front of the development. The bars, boutique shops and restaurants on Upper Street and Old Street are both within easy reach and transport links are well served from Old Street on the Northern line, Haggerston Overground and a variety of bus links for easy access to the City and West End.

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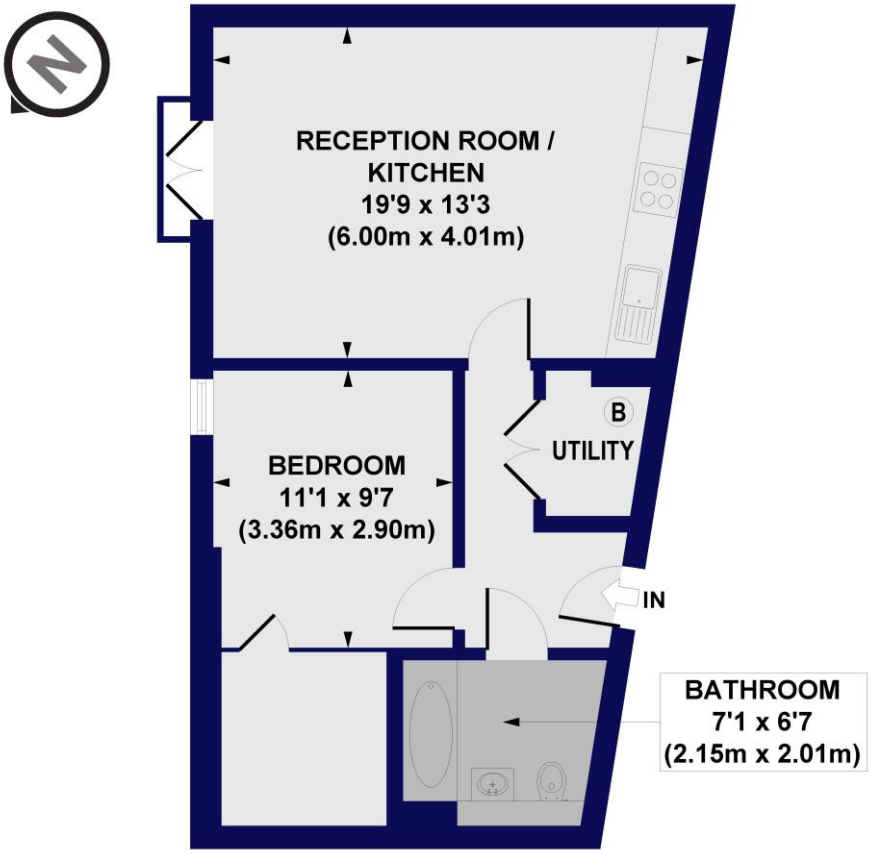




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**Approx. Gross Internal Floor Area 552 sq. ft / 51.26 sq. m**

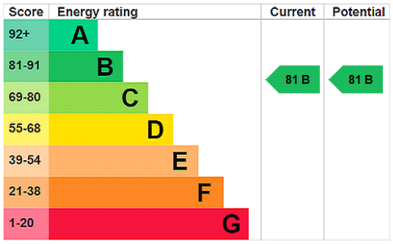



**SECOND FLOOR**

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.




https://www.winkworth.co.uk/sale/property/ISL260208

**Tenure:** Leasehold

**Term:** 984 year and 0 months (Subject to change)

**Service Charge:** £3,440.7 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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