



MILNER SQUARE, LONDON, N1
£650,000 LEASEHOLD

A BRIGHT 553 SQ. FT. TWO BEDROOM APARTMENT IN THE HEART OF ISLINGTON OVERLOOKING MILNER SQUARE

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

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DESCRIPTION:

Set over the second floor of this beautiful early Victorian square in the heart of Islington is this recently well maintained two-bedroom apartment with West facing communal garden. On entering the property, the double bedroom is to your left and includes built in wardrobes. The versatile second bedroom can be used as home office or a guest bedroom. Towards the front of the property is the open plan kitchen and reception area which is flooded with natural light and makes the perfect entertaining space. The property is completed with a three-piece family bathroom with bathtub, and is offered to the market chain free.

Milner Square is located to the North of Gibson Square, running to the West of Upper Street. Pedestrian access can be found via a walkway at the end of Almeida Street. Highbury & Islington station provides superb links around London with National Rail and Victoria Line trains, along with the underground at Angel with the Northern line to Bank, Kings Cross and St Pancras International. Upper Street is just moments away as are a selection of fantastic gastro pubs such as The Albion, Drapers Arms and Pig & Butcher.

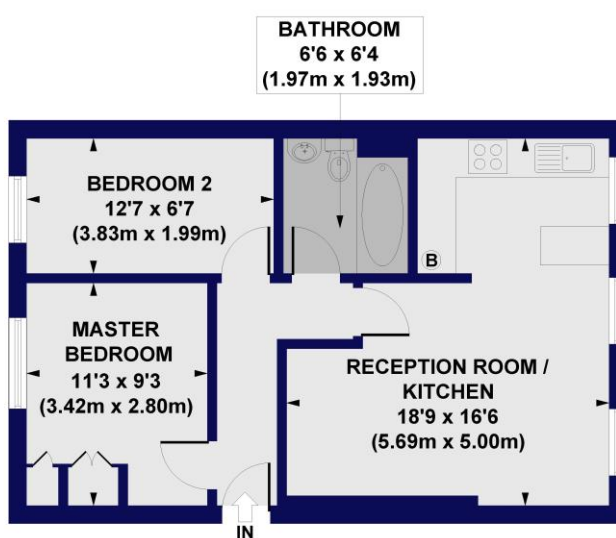
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Milner Square, N1
Approx. Gross Internal Floor Area 553 sq. ft / 51.41 sq. m



FIRST 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	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL230233>

Tenure: Leasehold

Term: 80 year and 7 months (Subject to change)

Service Charge: £1200 per annum (approx.)

Ground Rent: £40 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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