





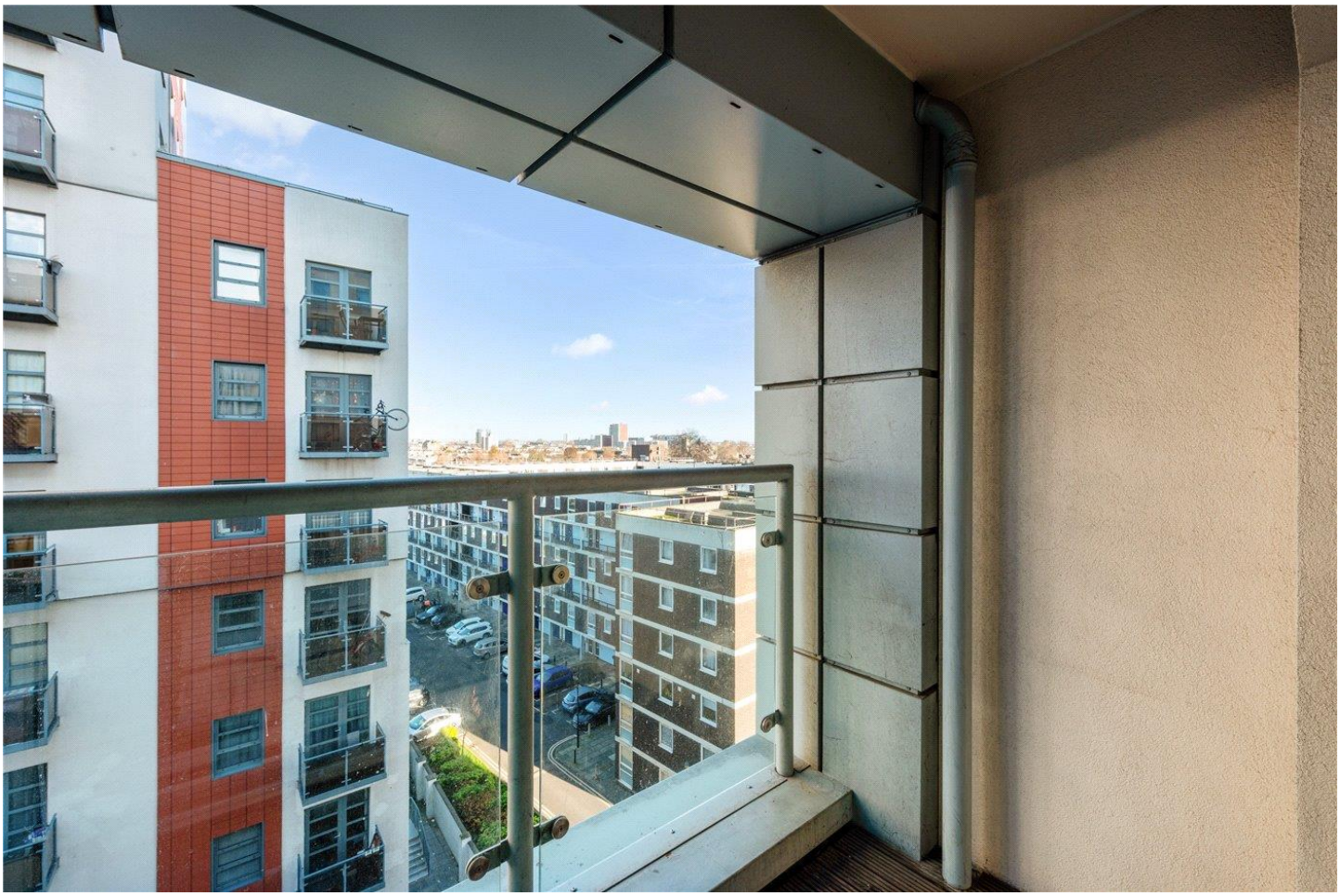
SOUTHGATE ROAD, ISLINGTON, LONDON, N1

£525,000 LEASEHOLD

A WONDERFUL TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY AND OFF-STREET PARKING IN ISLINGTON

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

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DESCRIPTION:

Spanning 733sqft is this well-proportioned two bed flat set over the sixth floor of this sought-after development. The flat is presented in great condition throughout and comprises of master bedroom with ensuite, second good-sized double, family bathroom and open plan living room and kitchen. The property also has a private balcony and off-street parking space, along with the development's further benefits such as lift access, communal landscaped terrace, concierge and resident's gym.

With the leaseholders exercising the Right to Manage (RTM), the building benefits from proactive, resident led management and consistently high standards of maintenance.

The apartment is set at the South end of Southgate Road, just moments from the restaurants, pubs and shops of De Beauvoir, as well as having a convenient Tesco downstairs. The beautiful Rosemary Gardens is located opposite the development providing a range of sporting activities including tennis courts and a football pitch as well as a park area. For the sports enthusiast there is also a swimming pool and squash courts located nearby as well as a volleyball court next to Shoreditch Park and for those who prefer peaceful strolls, regents canal provides a tranquil escape for a run or walk.

The flat is perfectly located for easy transport across London and beyond and specifically for the City and Hoxton with a bus stop outside providing routes to Old Street, Bank, Moorgate and London bridge. The closest tube stop, is Old Street (Northern line) with over ground access provided at Haggerston which is just a short distance away whilst City airport and Kings Cross St Pancras facilitate easy international transport.

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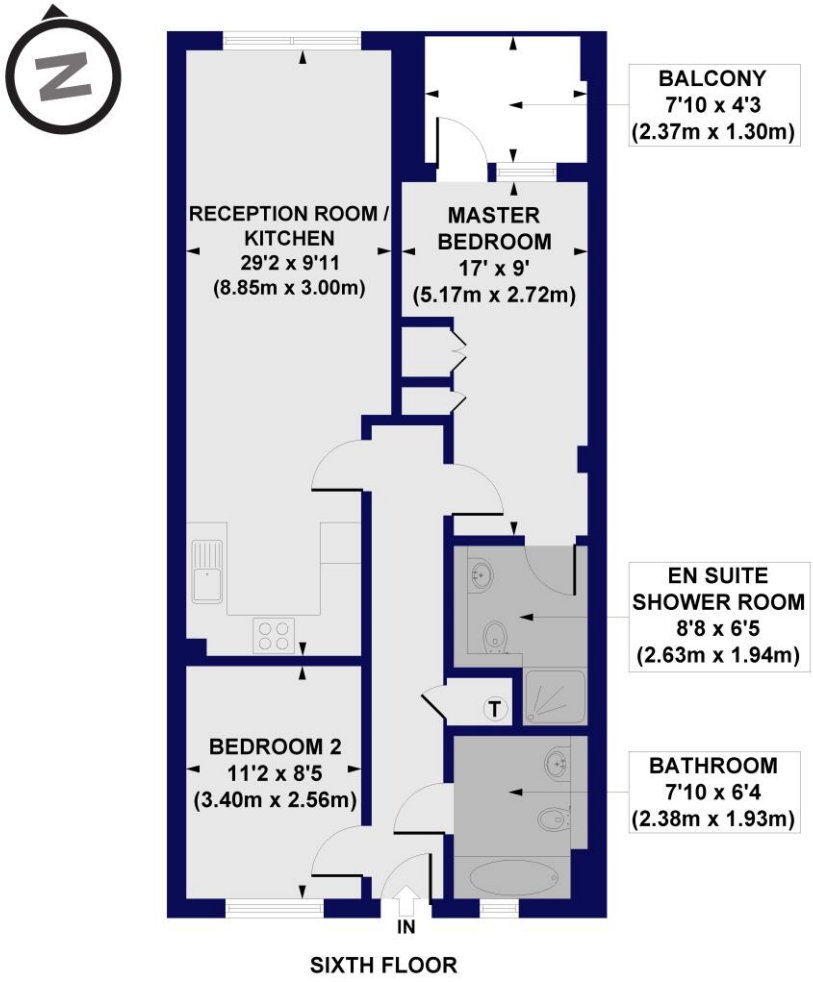




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Southgate Road, N1

Approx. Gross Internal Floor Area 733 sq. ft / 68.12 sq. m

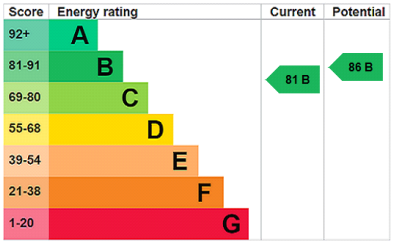


SIXTH FLOOR

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/ISL220101

Tenure: Leasehold

Term: 102 year and 9 months (Subject to change)

Service Charge: £4000 per annum (approx.)

Ground Rent: £300 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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