





BUCKLAND COURT, ST. JOHN'S ESTATE, LONDON, N1

£310,000 LEASEHOLD

BRIGHT FIFTH FLOOR ONE-BEDROOM APARTMENT WITH SOUTH-FACING VIEWS TOWARDS THE CITY

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

Situated on the fifth floor of the sought-after St. John's Estate, this bright and well-proportioned one-bedroom apartment offers approximately 506 sqft of well-designed living space and is available chain free.

Flooded with natural light throughout, the apartment benefits from a south-facing reception room with far-reaching views towards Old Street and the City skyline, creating a bright and inviting space to relax or entertain. To the north side of the apartment, the separate fitted kitchen enjoys attractive views over Shoreditch Park, providing a pleasant green outlook. The property also features a generous double bedroom and a spacious living room, offering a practical layout with well-defined living and entertaining areas.

Perfectly positioned, the property enjoys excellent connectivity with Old Street Station within easy reach, providing swift access to the City, the West End and beyond. The vibrant amenities of Old Street, Islington and Shoreditch are all nearby, offering an outstanding selection of independent cafés, restaurants, bars, boutiques and cultural attractions. The nearby Shoreditch Triangle has become one of London's most desirable destinations, renowned for its creative energy, acclaimed dining scene and thriving nightlife, while Upper Street in Islington provides a more relaxed village atmosphere with boutique shopping, theatres and green spaces.

Offering an excellent opportunity for first-time buyers, professionals and investors alike, this appealing apartment combines generous proportions, abundant natural light, dual-aspect views, and an exceptional Zone 1 location, all with the added benefit of a chain-free purchase.

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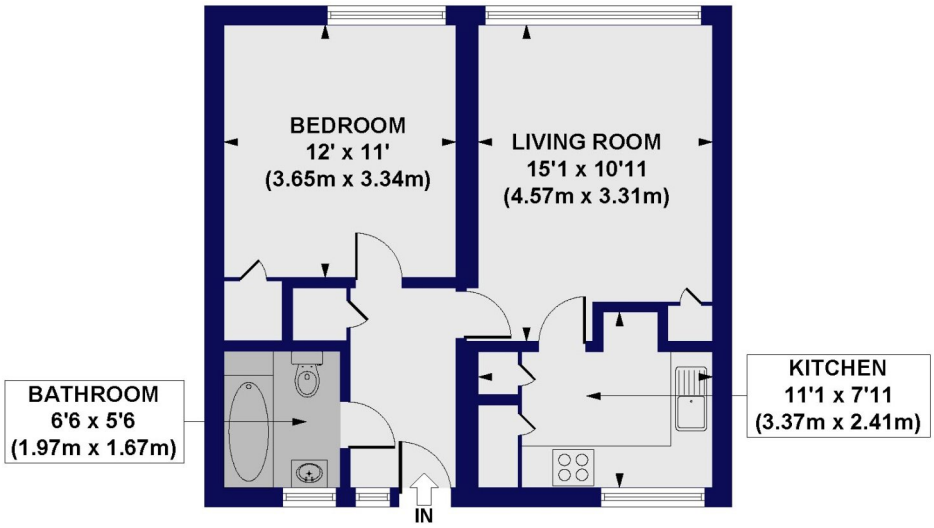




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Approx. Gross Internal Floor Area 506 sq. ft / 47.03 sq. m

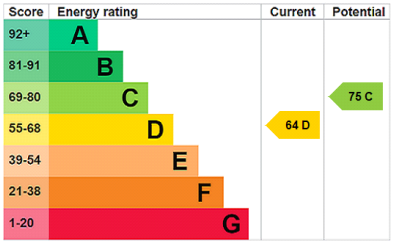


FIFTH FLOOR

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/SHO260133

Tenure: Leasehold

Term: 87 year and 7 months (Subject to change)

Service Charge: £2,005.69 per annum (approx.)

Ground Rent: £ 9 Annually (Subject to review)

Council Tax Band: B

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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