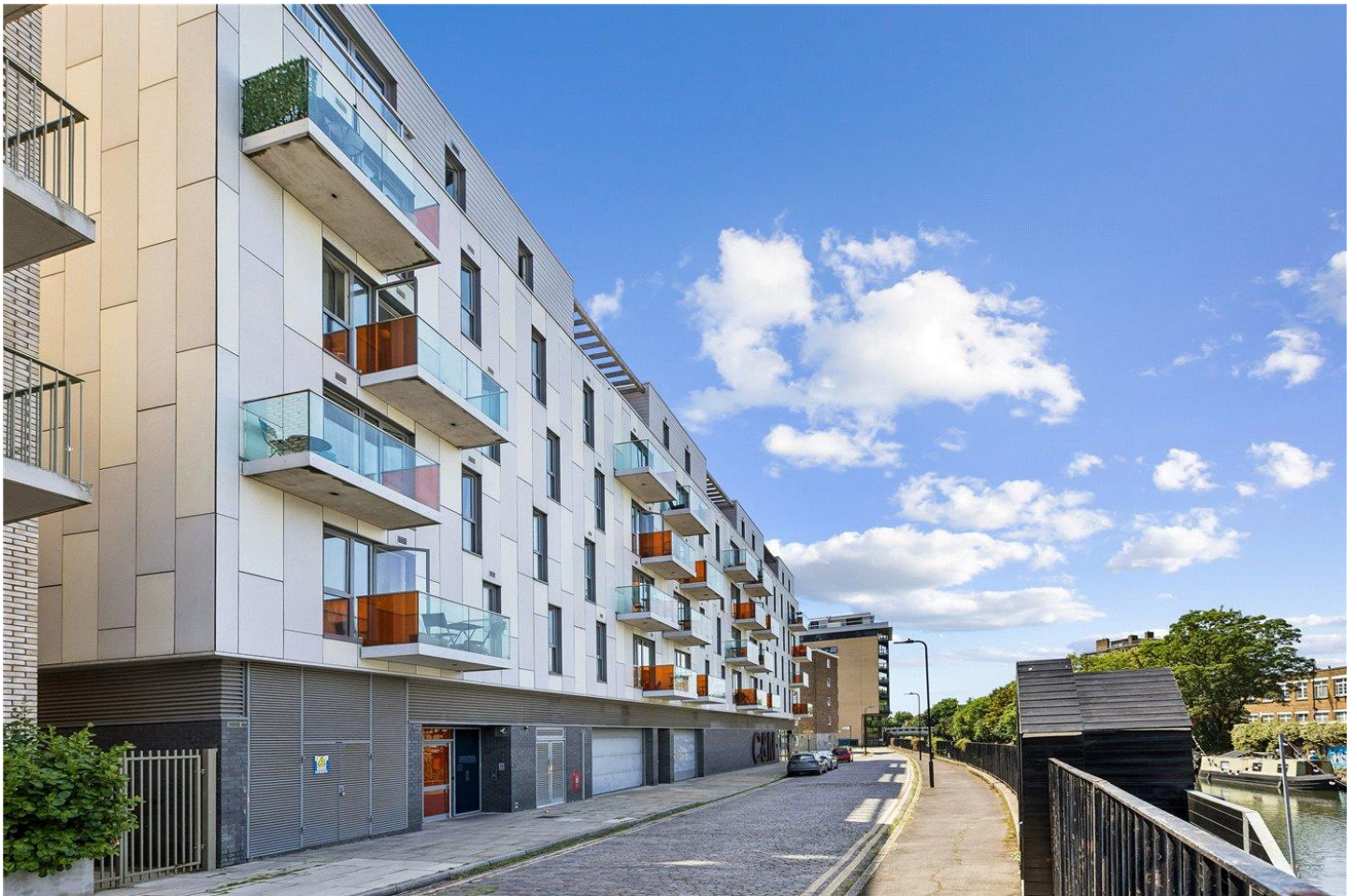




WILTSHIRE ROW, LONDON, N1
OFFERS IN EXCESS OF £735,000 LEASEHOLD

A 953 SQ. FT. THREE/ FOUR BEDROOM MODERN FLAT WITH BALCONY OPPOSITE THE REGENTS CANAL

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

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DESCRIPTION:

A well-proportioned three/ four-bedroom, two bathrooms modern flat with private balcony on the first floor on a refurbished canal-side development located directly opposite the Regents Canal and near the Shoreditch Park.

The property comprises of an open plan fully fitted kitchen/ living room that leads on to a private balcony overlooking the communal courtyard, one en-suite double bedroom, two other double bedrooms, a study/ fourth bedroom and a three-piece family bathroom with bathtub. All the bedrooms offer good size fitted wardrobes and property is complete with two storage cupboards in the hallway.

Located on Regents Canal, Wiltshire Row is set moment away from Upper Street with its numerous restaurants, bars and shops. Alternatively in the opposite direction, Shoreditch and Hoxton are a short stroll away. The property is wonderfully located for easy access to the City, Angel/Upper Street, Hoxton/Shoreditch and Old Street by both tubes and buses. The closest stations are Essex Road (850 yards), Haggerston (0.5 miles) and Hoxton (0.6 miles).

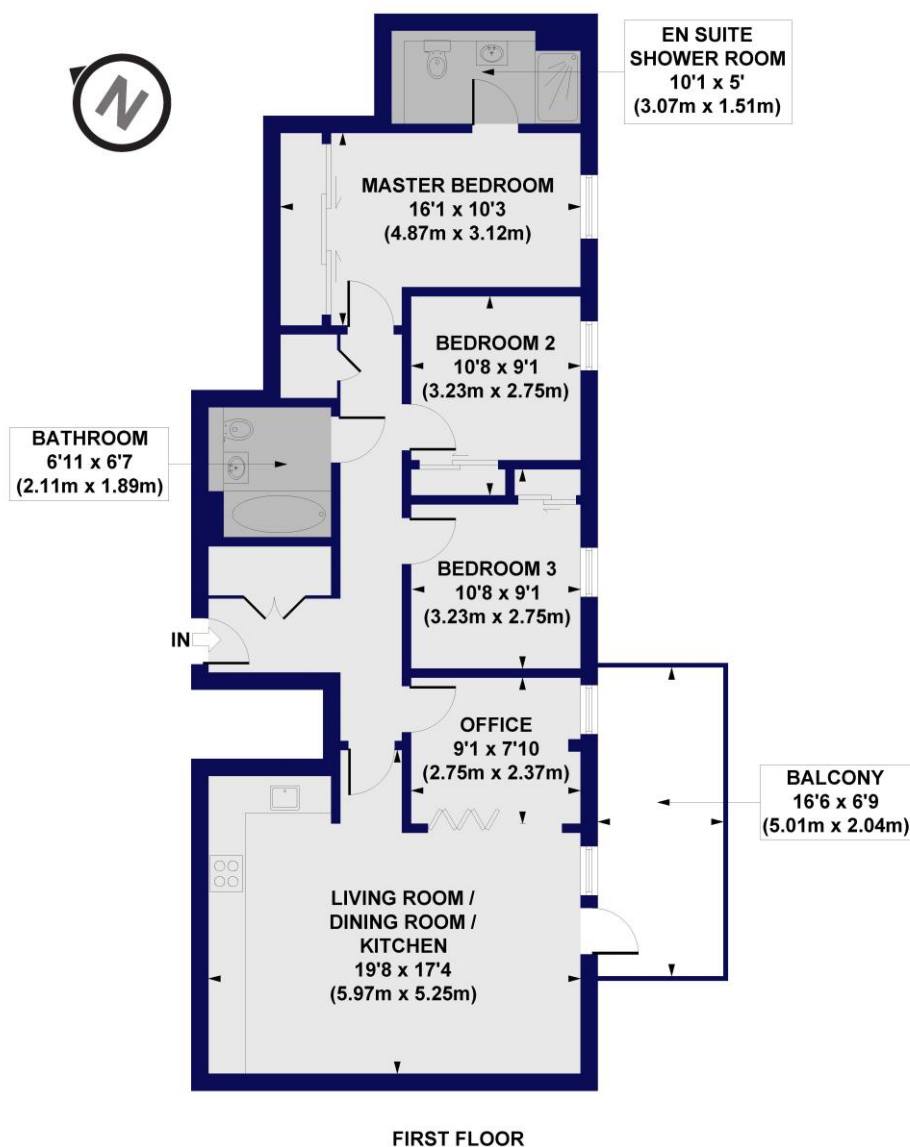
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Wiltshire Road, N1
Approx. Gross Internal Floor Area 953 sq. ft / 88.50 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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260329>

Tenure: Leasehold

Term: 983 year and 10 months (Subject to change)

Service Charge: £7,000 per annum (approx.)

Ground Rent: £400 Annually (Subject to review)

Council Tax Band: E

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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