



**CATHERWOOD COURT, MURRAY GROVE, LONDON, N1
OFFERS IN EXCESS OF £450,000 LEASEHOLD**

**A BRIGHT TWO BEDROOM APARTMENT WITH
SEPERATE KITCHEN ONLY 0.4 MILES TO OLD
STREET STATION**

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

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DESCRIPTION:

A spacious two double bedroom flat set on the 2nd floor of this extremely well positioned local authority development affording superb access to the amenities of Hoxton, Old Street, Shoreditch & the City. Accommodation comprises of two double bedrooms, well-proportioned reception room, separate kitchen, bathroom with a bathtub along with a separate guest WC.

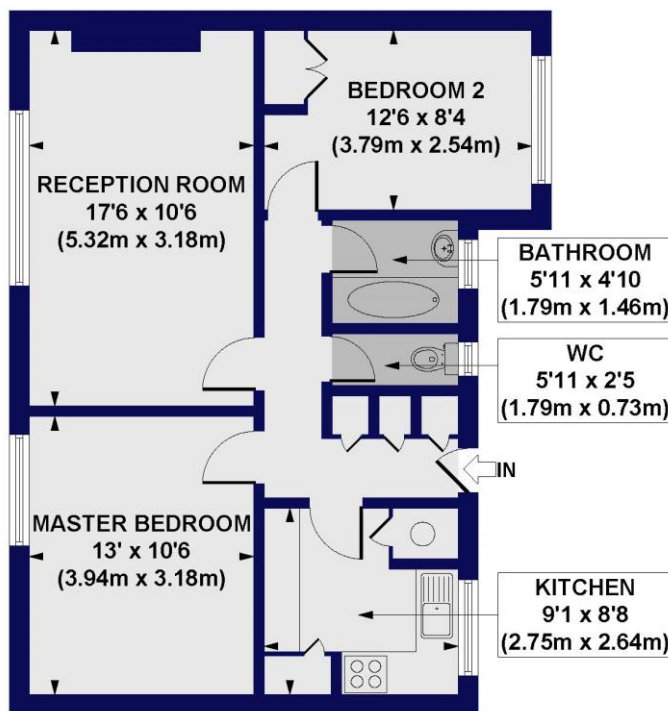
Given the size and centrality of the location, the property would lend itself superbly as a buy-to-let investment or ideal first-time purchase. The property is supremely well located for the walks along the canal to Angel, to the West and London Fields to the East. Hoxton, Old Street and Shoreditch, with an array of vibrant bars, restaurants, galleries and boutique shops, are within easy reach. Old Street Underground (Northern Line) is the closest station with trains through to Bank to the South and the transport hub that is Kings Cross/ St Pancras to the North.

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Catherwood Court, Murray Grove, N1
Approx. Gross Internal Floor Area 644 sq. ft / 59.85 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250518>

Tenure: Leasehold

Term: 90 year and 9 months

Service Charge: £1800 per annum approx

Ground Rent: £10 Annually (subject to increase)

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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