



ST. PAULS ROAD, LONDON, N1
OFFERS IN EXCESS OF £325,000 SHARE OF FREEHOLD

A BRIGHT 339 SQ. FT. STUDIO APARTMENT WITH SEPERATE KITCHEN AND BATHROOM IN BEAUTIFUL PERIOD CONVERSION

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

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DESCRIPTION:

This beautifully presented 339 sq. ft. (approx.) studio apartment with separate kitchen and bathroom comes with a share of freehold, parking and South facing communal garden only 0.4 miles from Highbury & Islington station on the first floor of an Edwardian semi-detached property.

Upon entering, the hallway leads to the living space on the North side with large sash windows overlooking the front shared garden, a three-piece bathroom with bathtub in front, and a south facing kitchen overlooking the leafy back garden. The property comes with an under the stairs storage cupboard/room on the ground floor.

St Pauls Road is conveniently located just moments from the many bars, restaurants and boutiques of Upper Street and is only 0.5 miles from Highbury fields. Highbury and Islington station (Victoria Line) is the closest underground providing easy access to the West End and Kings Cross. International travel is offered from St Pancras, whilst over ground services are provided from Canonbury station (0.2 miles away) to West, South and East London and the City. Numerous bus routes can also be found close by creating some of the strongest transport links in Islington.

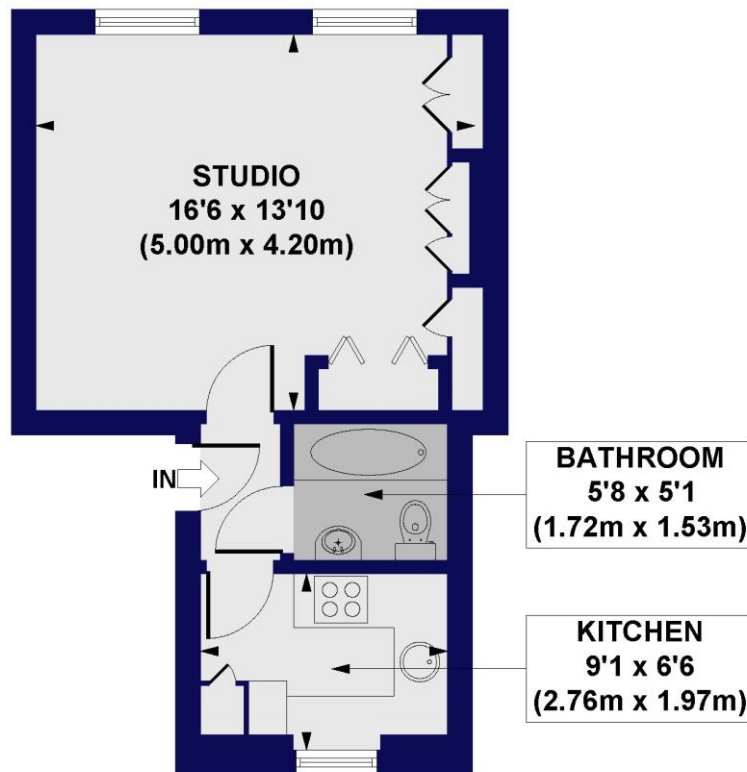
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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St. Pauls Road, N1
Approx. Gross Internal Floor Area 339 sq. ft / 31.49 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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS252120>

Tenure: Share of Freehold
Term: 0 year and 0 months
Service Charge: £1185.27 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C

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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See things differently

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