



PRIOR BOLTON STREET, Highbury Corner, London, N1
£850,000 LEASEHOLD

**A BRIGHT TWO BEDROOMS, TWO BATHROOM
APARTMENT WITH COMMUNAL GARDENS IN
THE VERY SOUGHT-AFTER AREA OF CANONBURY**

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DESCRIPTION:

Standing at 847 sq. ft., this bright and airy two-bedroom, two-bathroom apartment with separate kitchen is located on the ground floor of a Neo Georgian development in Canonbury, N1. With the views of the gorgeous period villas on one side, and the rear communal gardens on the other side, the kerb appeal of this property is incredibly special. Accommodation comprises of a large living room with South -East facing double sash windows overlooking a peaceful and quiet road, while the North- West facing separate kitchen is set across the hallway and leads to the communal gardens. Both bedrooms are excellent doubles and offer built in cupboards with en-suite bedroom benefiting from a renovated three-piece bathroom with a shower. The property is completed with a contemporary, modern family bathroom with a bathtub.

Prior Bolton Street is located in the much sought after area of Canonbury, tucked away off St Paul's Road and moments from Upper Street. Fantastic shopping amenities are provided close by with a selection of independent shops and boutiques as well as Waitrose on Highbury corner and high street stores at Angel. Transport links are best served by Highbury & Islington station which is less than a 5-minute walk away, offering Victoria, London Overground and Thameslink services whilst further over ground services are also found at Canonbury station. Angel underground station is also a short distance away and a variety of bus links can be found on Highbury corner providing easy access to the City and West End.

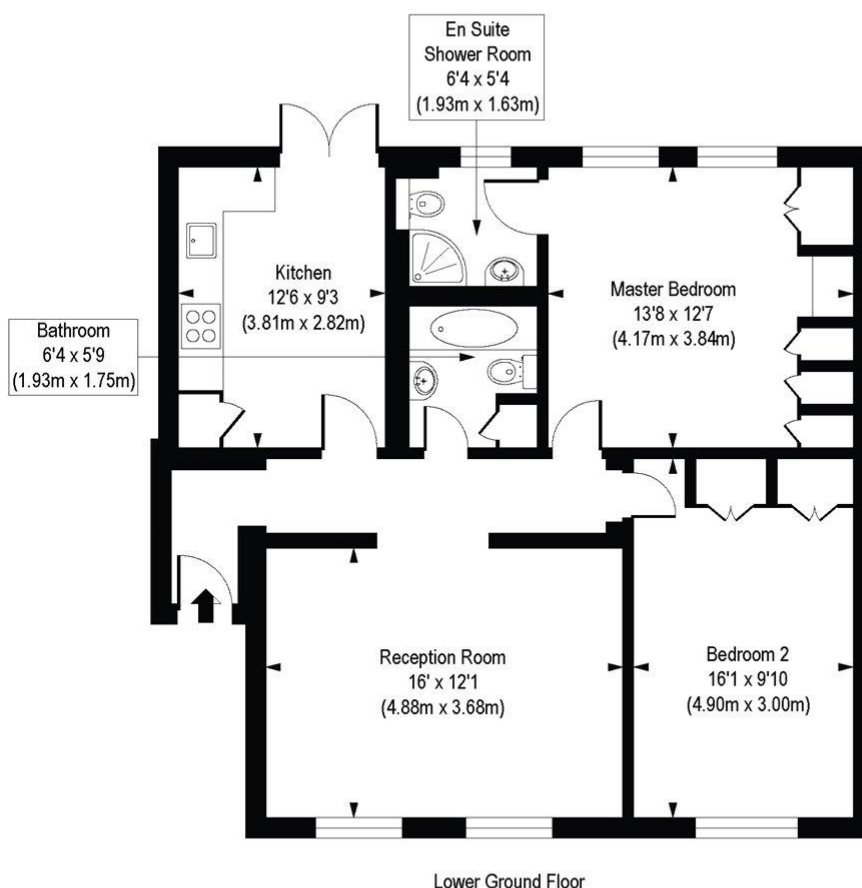
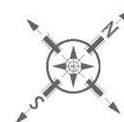
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Prior Bolton Street, N1

Approx. Gross Internal Floor Area 847 sq. ft / 78.77 sq. m



COMPLIANT WITHRICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250439>

Tenure: Leasehold

Term: 938 year and 0 months

Service Charge: £3908.88 per annum

Ground Rent: £ 17.5 Annually (subject to increase)

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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