

WELLESLEY TERRACE, ISLINGTON, N1  
£390,000 LEASEHOLD

## A FANTASTIC ONE BEDROOM APARTMENT WITH AMAZING CITY VIEWS

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## DESCRIPTION:

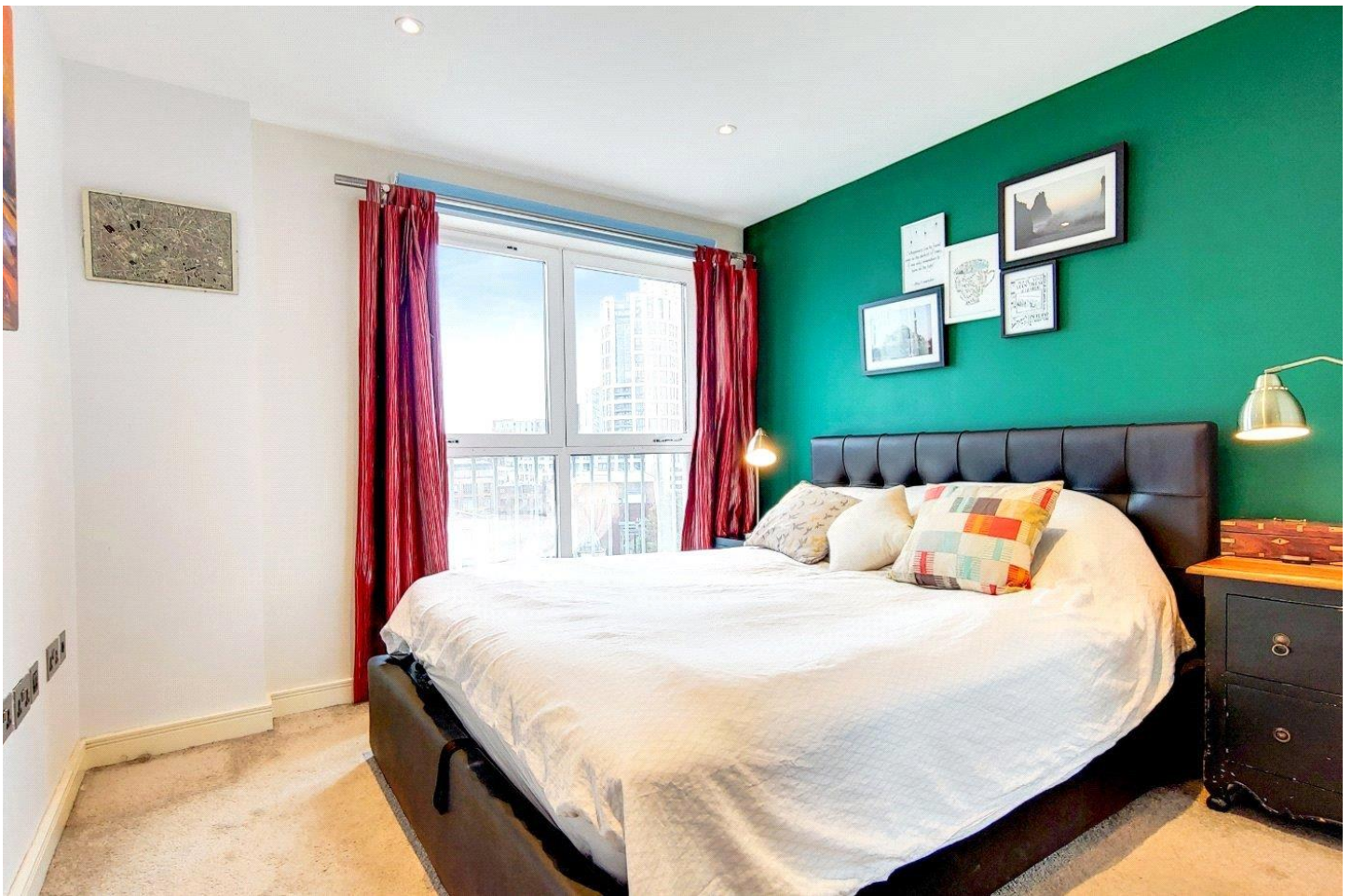
Set on the seventh floor of this modern development is this wonderful one bed flat with amazing city views. The open plan kitchen living space is perfectly set out for socialising and with floor to ceiling windows the property is flooded with natural light. Double bedroom benefits from inbuilt wardrobes and overlooks East London. The family sized bathroom has been finished in a sleek contemporary style. The property also benefits from a fantastic communal roof terrace.

Wellesley Terrace is situated just off City Road amongst the nest of recent award-winning developments surrounding The Silicon roundabout.

Old Street station offers the closest underground links on the Northern line whilst Angel underground and the shops, bars and restaurants on Upper Street are also close by. A variety of bus routes are at hand for easy access across London and international links are facilitated from St Pancras.

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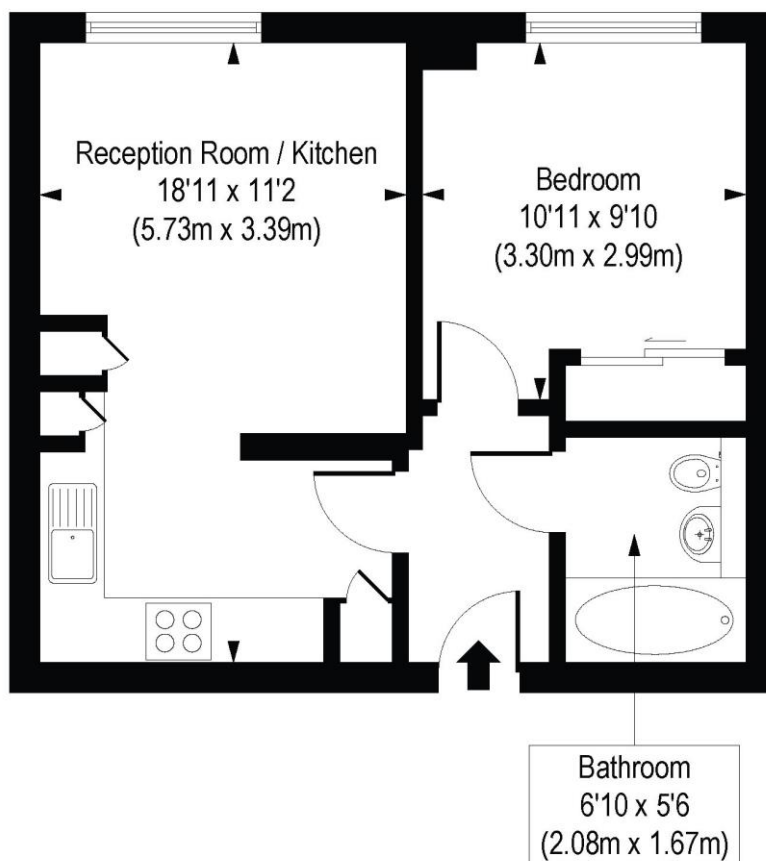
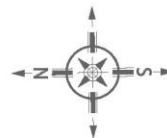




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## Wellsley Terrace, N1

Approx. Gross Internal Floor Area 403 sq. ft / 37.42 sq. m



Seventh Floor

COMPLIANT WITH RICS 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250371>

**Tenure:** Leasehold

**Term:** 110 year and 7 months

**Service Charge:** £2090.06 per annum

**Ground Rent:** £ 150 Annually (subject to increase)

**Council Tax Band:** D

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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