



ABBOTTS CLOSE, ALWYNE ROAD, LONDON, N1  
**£650,000 SHARE OF FREEHOLD**

## A BRIGHT TWO BEDROOM 742 SQ. FT. FLAT WITH BALCONY IN THE HEART OF CANONBURY

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### DESCRIPTION:

Originally built for the Metropolitan Police, Abbotts Close is a well-maintained private block in N1 and in the heart of Canonbury. This bright and airy top floor two bedrooms, one bathroom flat with private North- West facing balcony comes with a share of freehold and a storage unit located next to the front door.

The living room provides dual aspect views and access to the private balcony. The separate kitchen and the bathroom offer great potential for a buyer to put their stamp to it and both double bedrooms are of generous proportions with one of them benefitting from an in-built storage cupboard.

Abbotts Close is set on Alwyne road which is located in the picturesque Canonbury Conservation Area. The flat is perfectly situated within easy reach of Upper Street and its extensive collection of restaurants, bars and boutique shops. The nearest transport links can be found at Highbury & Islington station at 0.5 miles distance (Victoria, London Overground lines and National Rail) with fantastic connections to the West End, City and Canary Wharf whilst Angel station at 1 mile distance (Northern Line) can also be easily reached for access to the City. Essex Road station at 0.3 miles distance offers direct links to Moorgate and a variety of bus routes offer effortless access across London.

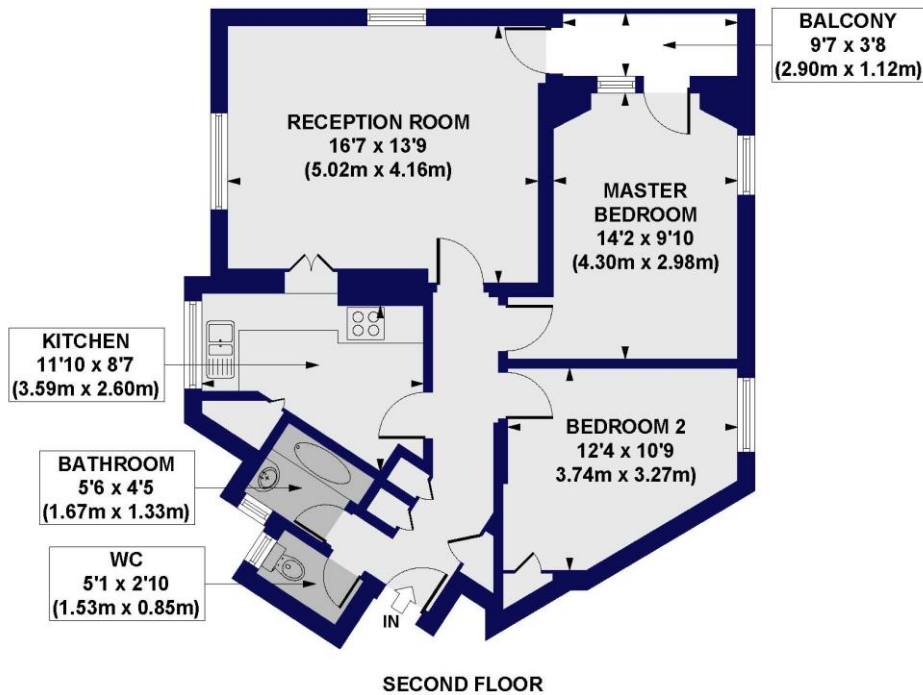
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**Abbotts Close, Alwyne Road, N1**  
**Approx. Gross Internal Floor Area 742 sq. ft / 68.97 sq. m**



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		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		



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**Tenure:** Share of Freehold

**Service Charge:** £2650 per annum

**Ground Rent:** £ 0 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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