



NEWBERRY HOUSE, NORTHAMPTON STREET, LONDON
£525,000 LEASEHOLD

**BRIGHT TWO BEDROOM APARTMENT IN
CANONBURY FINISHED TO A HIGH
STANDARD.**

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

A beautifully designed, two double bedroom apartment perfectly positioned between Highbury, Upper Street and Essex Road. Set across the second floor of this purpose-built block and standing at 635sqft, it's flooded with natural light from south facing windows. The large open plan living room/kitchen benefits from ample worktop and storage space. Both bedrooms are well proportioned and genuine double bedrooms, with the apartment also offering a separate, family sized shower room and two large storage cupboards off the spacious hallway. The property is offered to the market with a 114 year lease, whilst the building itself gives the owners access to a useful communal garden.

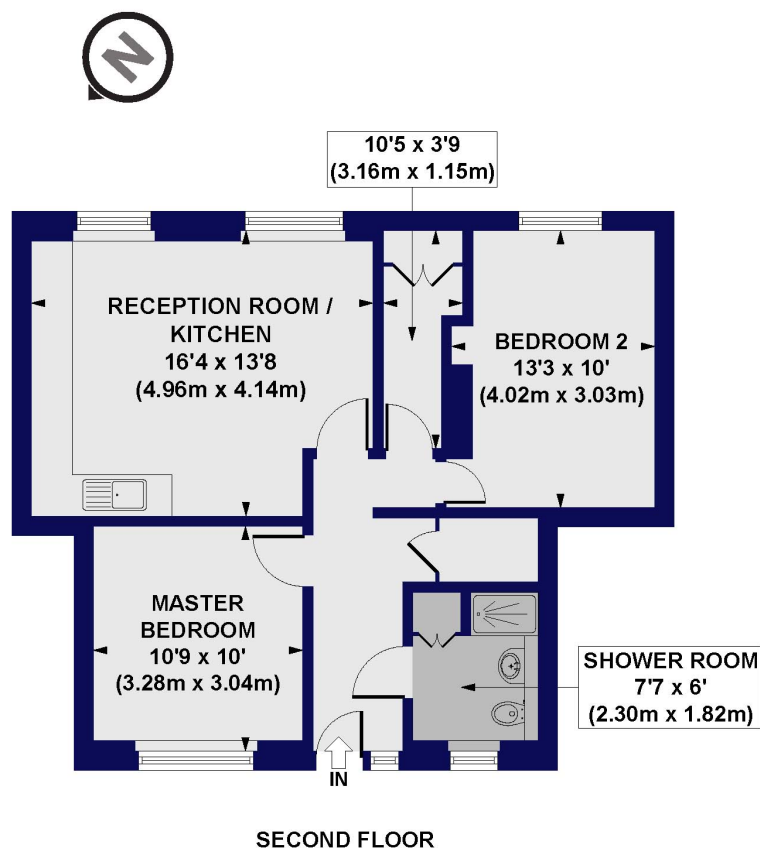
Northampton Street is moments from an exciting variety of local amenities including restaurants, cafes, supermarkets and bars as well as boutique shops. Transport options are close by and extensive whichever direction you need to travel in. Highbury and Islington is the closest underground on the Victoria line and overground services. The Great Northern trains are serviced from Essex Road station whilst Angel underground offers the Northern line. Many bus routes can be found on Essex Road or on New North Road for effortless transport to Central London, Shoreditch, Hoxton and the City.

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Newbery House, Northampton Street, N1
Approx. Gross Internal Floor Area 635 sq. ft / 59.29 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 | | 79 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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