



COLEBROOKE ROW, LONDON, N1
£600,000 SHARE OF FREEHOLD

A FANTASTIC TWO BEDROOM FLAT LOCATED ON THE EVER POPULAR COLEBROOKE ROW N1

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DESCRIPTION:

Positioned on the first floor of this charming Grade II listed building is this two bedroom property. The flat offers an array of period features including huge sash windows, shutters and high ceilings. Accommodation includes a generous master bedroom, a second bedroom, bathroom, separate kitchen and wonderful reception room. The property further benefits from a share of the freehold and is offered to the market chain free.

Colebrooke Row is exceptionally well located in the heart of Islington and is nestled amongst some of Islington's finest addresses. The property, whilst set amongst peaceful treelined roads, is just a stone's throw from Upper Street and the boutique shops and restaurants on Camden Passage as well as being within easy reach of Regents Canal. Transport links are exceptional with Angel station providing the closest underground links on the Northern line and various overground and underground services provided at Kings Cross.

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.

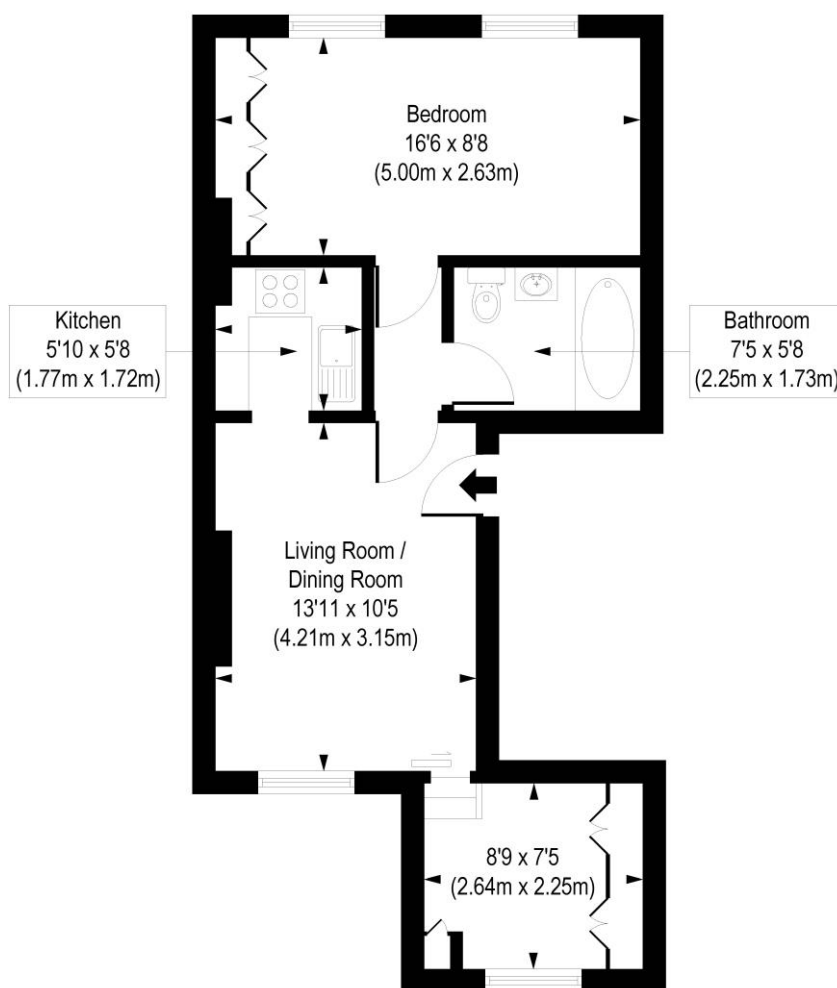
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Colebrooke Row, N1

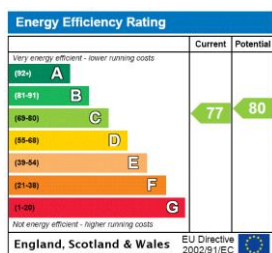
Approx. Gross Internal Floor Area 462 sq. ft / 42.92 sq. m



First 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.



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