



DOVEY LODGE, BEWDLEY STREET, LONDON, N1
£400,000 LEASEHOLD

**A BRIGHT, ONE DOUBLE BEDROOM
APARTMENT SET ON THE TOP FLOOR IN THE
HEART OF BARNSBURY.**

Islington | 0207 989 7000 | islington@winkworth.co.uk

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DESCRIPTION:

A beautifully presented, one double bedroom apartment positioned on the top (second) floor of this well-kept block in Islington, N1. Benefitting from a south-north facing aspect, the property offers an abundance of light pouring into every room, and is offered to the market on a chain free basis. Accommodation comprises of a spacious, south facing living room, complete with a feature fireplace, with a fully fitted kitchen towards the rear including plentiful worktop and cupboard space. The bedroom is well proportioned and is a genuine double, peaceful views across neighbouring gardens can be seen from the window. The property is completed with a contemporary bathroom, and a vast amount of storage in the hallway.

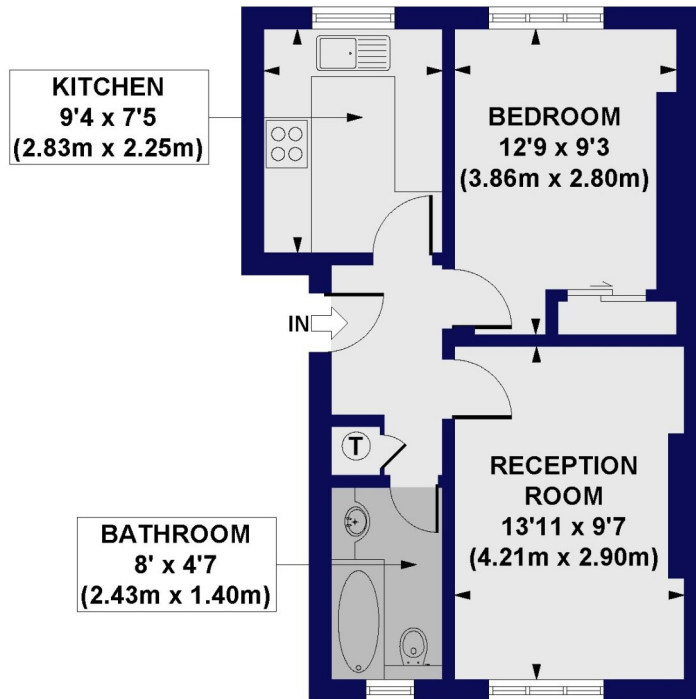
Bewdley Street is located in the heart of Barnsbury Conservation Area and the property is only 0.3 miles from Highbury and Islington station. It is set moments from the many bars, restaurants and boutique shops on Upper Street, as well as the highly regarded gastropubs of Barnsbury. The other close transport links can be found at Caledonian Road (Piccadilly Line) also within easy reach. Overground services are located at Caledonian Road and Barnsbury whilst international transport is facilitated from Kings Cross St Pancras.

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Dovey Lodge, Bewdley Street, N1
Approx. Gross Internal Floor Area 415 sq. ft / 38.58 sq. m



SECOND FLOOR

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



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Tenure: Leasehold

Term: 958 year and 0 months

Service Charge: £2532 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: C

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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