



LOWDEN COURT, PRESTWOOD STREET, ISLINGTON, LONDON, N1
£700,000 LEASEHOLD

A WONDERFULLY LIGHT TWO BEDROOM FLAT
SET ON THE THIRD FLOOR OF THIS
BOUTIQUE MODERN DEVELOPMENT

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DESCRIPTION:

Set over the third floor of this desirable modern development is this stunning two bedroom apartment with private east facing balcony. Spanning 730sqft of internal living space, the property offers light and well-proportioned rooms whilst benefitting from excellent styling and a brilliant finish. The open plan living room and kitchen is flooded in light and offers a brilliant space for entertaining whilst the east facing balcony is accessed directly from the living space and overlooks gardens of the Victorian terrace opposite. Both double bedrooms are of a good size and a contemporary family sized bathroom has been beautifully designed with floor to ceiling dark tiles. The development benefits from secure entry and a communal residents garden.

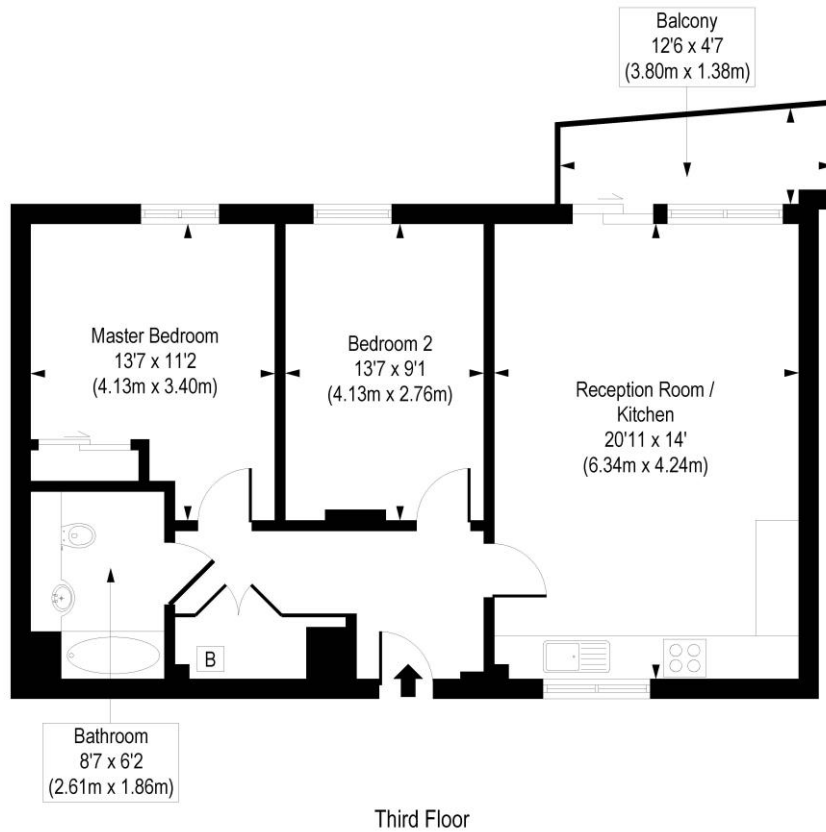
Lowden Court is situated a stone's throw from Regents Canal offering beautiful walks right the way through East London then back into the City. The property is also perfectly located close to Upper Street, for those keen shoppers and restaurant goers and Shoreditch Park for the outdoor enthusiasts. There are a number of transport links nearby providing easy access to the City including the buses from both New North Road & Essex Road, the tube from Angel and Old Street (Northern Line), Essex Road rail station taking you straight into Moorgate (First Capital Connect) and Hoxton overground station.

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Lowden Court, Prestwood Street, N1
 Approx. Gross Internal Floor Area 730 sq. ft / 67.84 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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