



UPPER GULLAND WALK, LONDON, N1
£360,000 LEASEHOLD

A SUPERB ONE BEDROOM FLAT SET IN A
PLEASANT PURPOSE BUILT BLOCK WITH
LIFT.

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

This fantastic apartment offers bright, airy and well-proportioned accommodation throughout. Standing at 519sqft, the flat is located on the first floor of this well-kept block. The property consists of a spacious reception room as well as a separate kitchen with plenty worktop space, both rooms receiving an abundance of natural light throughout the day. There is a large double bedroom along with a tastefully decorated family bathroom. The property further benefits from secure fob-entry system, ample storage and a wonderful communal roof terrace.

Upper Gulland Walk is conveniently located close to many restaurants, bars and boutique shops on Upper Street and Essex Road, and is just a short distance away from Highbury fields. Highbury and Islington station (Victoria Line) is the closest underground providing easy access to the West End and Kings Cross. International travel is offered from St Pancras, whilst over ground services are provided from Canonbury and Dalston for easy access to East London, Shoreditch and the City. A variety of bus routes are also on hand for effortless access across London.

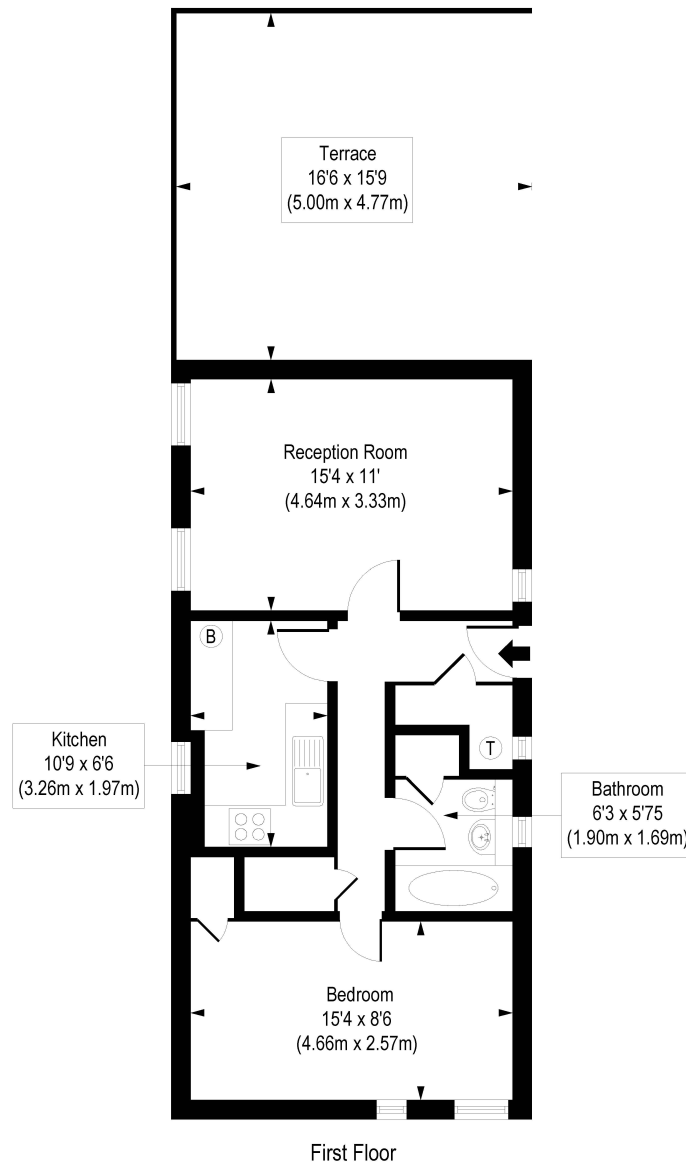
Winkworth



Winkworth

Upper Gulland Walk, N1

Approx. Gross Internal Floor Area 519 sq. ft / 48.21 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		
(69-80)	C		
(55-68)	D	65	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Highbury | 0207 989 7000 | highbury@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.