



**BARNSBURY PARK, LONDON, N1  
£900,000 LEASEHOLD**

**A 934 SQ. FT. TWO BEDROOM APARTMENT  
WITH SOUTH FACING COMMUNAL GARDEN  
IN THE HEART OF BARNSBURY, N1**

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## DESCRIPTION:

A 934 sq. ft. (approx.) delightful two bedroom, one bathroom, separate kitchen flat with its own front door with large south facing shared garden. The property is surrounded by mature trees offering a private oasis and set within an attractive double fronted Georgian terrace this charming home is offered to the market chain free and for the first time in 35 years.

The property comprises of two large double bedrooms that look onto the front patio/ garden, a south facing reception room that overlooks the back garden, a separate kitchen/ diner that provides direct access to the south facing shared garden, a bathroom with bathtub, separate W/C and a deep storage unit accessed from the hallway. The property is complete with access to external storage to the front and a shed in the shared garden.

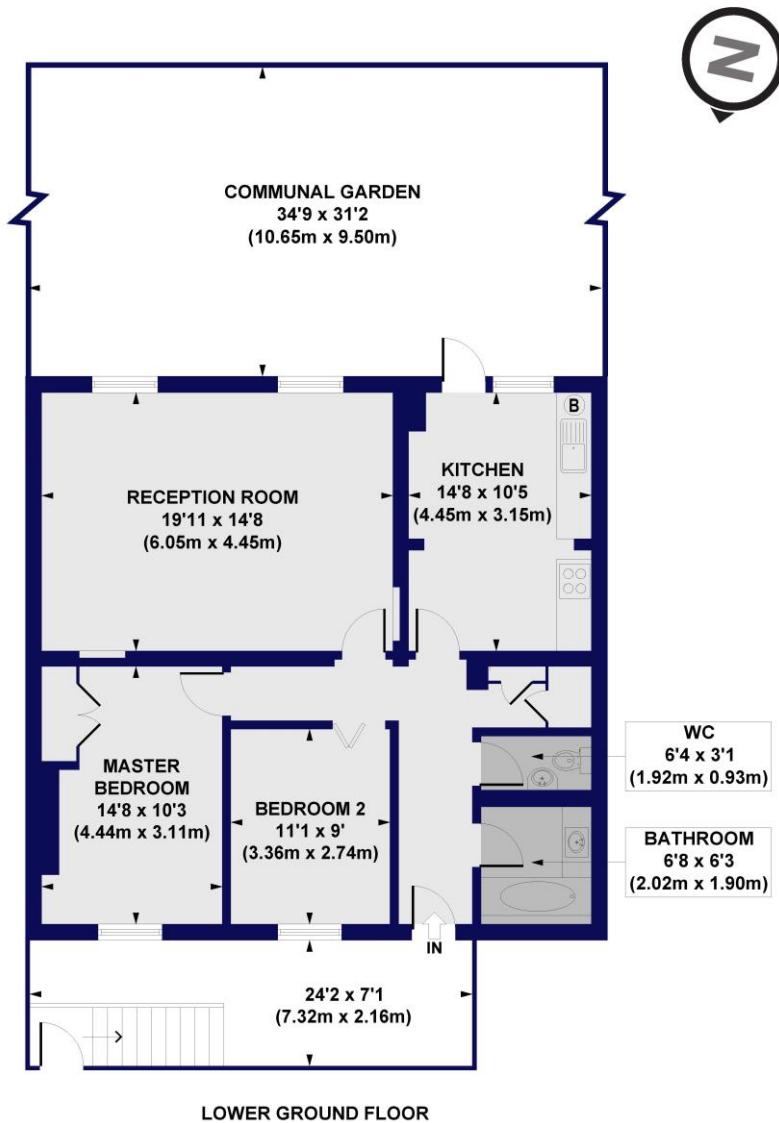
Located in the highly sought after Barnsbury Conservation Area with Upper Street, Coal Drops Yard and Granary Square within easy distance, the property also benefits from having a wonderful array of gastro pubs close by such as The Hemingford Arms, The Duchess of Kent, The Drapers Arms and The Albion to name just a few. Theatres such as The Almeida off Upper Street, Museums such as the Estorick on Canonbury Square are also within easy reach.

The closest transport links can be found 0.4 miles away at Caledonian Road & Barnsbury Rail Station (Mildmay line), 0.5 miles away at Highbury and Islington Station (Victoria Line, Windrush and Mildmay line), and Caledonian Road (Piccadilly Line) at 0.7 miles distance whilst international transport is facilitated from Kings Cross St Pancras at 1.3 miles distance.

\*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.\*



**Barnsbury Park, N1**  
Approx. Gross Internal Floor Area 934 sq. ft / 86.75 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.

**Winkworth**

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	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL220225>

**Tenure:** Leasehold

**Term:** 86 year and 11 months

**Service Charge:** £1587 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** E

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.