



WESTCOTT CLOSE, LONDON, N15  
**£280,000 LEASEHOLD**

**A WELL PRESENTED ONE/TWO BEDROOM  
FIRST FLOOR FLAT, SPANNING 520 SQ.FT  
AND LOCATED JUST MINUTES AWAY FROM**

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*

See things differently





## DESCRIPTION:

A well-presented one/two-bedroom first floor flat, a few minutes' walk away from Seven Sisters Underground and Overground Station.

The property comprises a larger than average entrance lounge, separate living room, a well-appointed kitchen, double bedroom, family bathroom and ample storage space.

The property is located in a small and quiet development and offers off street parking.

A great opportunity for first time buyers and investors, alike.

\*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. \*

**Winkworth**





Winkworth

**Westcott Close, N15**  
**Approx. Gross Internal Floor Area 520 sq. ft / 48.28 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	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250367>

**Tenure:** Leasehold

**Term:** 102 year and 11 months

**Service Charge:** £1200 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

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.

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://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.