



OAKLEIGH COURT, MURRAY GROVE, N1
£600,000 LEASEHOLD

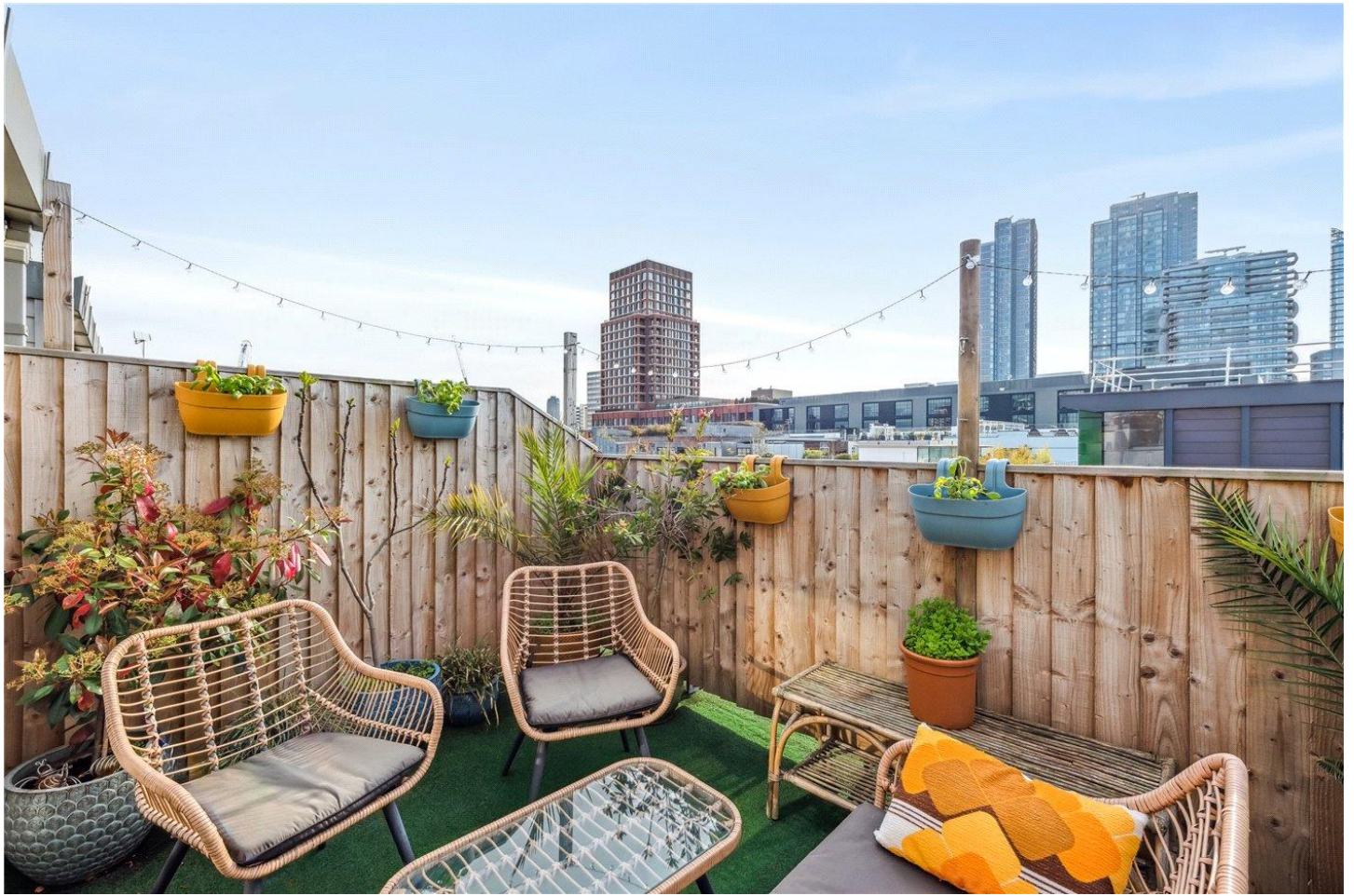
A BRIGHT 642 SQ. FT. TWO BED DUPLEX FLAT WITH TERRACE, BALCONY AND PRIVATE UNDERGROUND PARKING

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DESCRIPTION:

This bright, airy and 642 sq .ft. two-bedroom duplex flat is located in a secure modern development only 0.5 miles from Old Street station and boasts three private terraces, and an allocated private underground parking space. The flat comprises of two double bedrooms, main one benefiting from integrated storage and a balcony, there is also a family bathroom with bathtub. The upper floor offers a social open plan, dual aspect livingroom/ kitchen, dining space, a balcony, and a wonderful sun-drenched terrace overlooking the city skyline.

Oakleigh Court is situated just off City Road amongst the nest of recent award-winning developments surrounding The Silicon Roundabout. Old Street station offers the closest underground links on the Northern line whilst the shops, bars and restaurants on Upper Street, Shoreditch and Clerkenwell are also close by. A variety of bus routes are at hand for easy access across London and international links are facilitated from St Pancras. You're also a stone's throw away from the ever-vibrant Regents Canal, perfect for leisurely strolls to Broadway market and beyond.

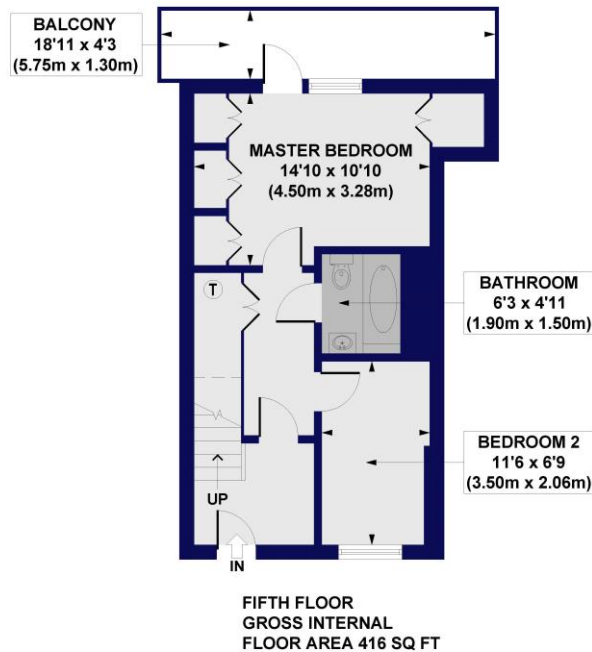
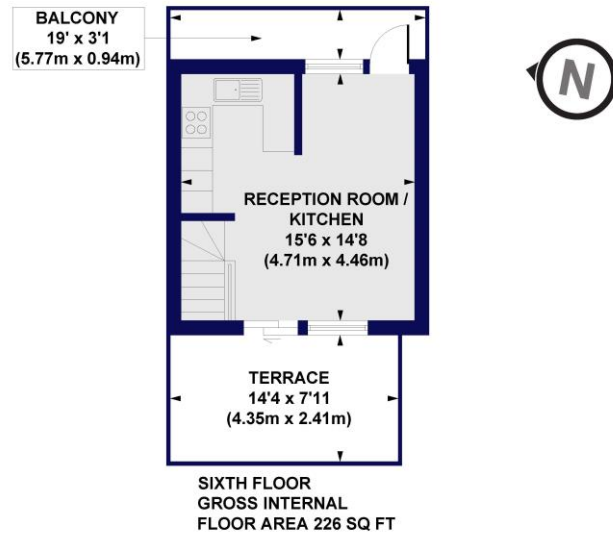
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Approx. Gross Internal Floor Area 642 sq. ft / 59.62 sq. m



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.

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

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