



CHURCH ROAD, LONDON, N1  
OFFERS IN EXCESS OF £625,000 LEASEHOLD

**A WELL-MAINTAINED TWO BEDROOM  
MODERN FLAT WITH PRIVATE GARDEN 0.5  
MILES TO ESSEX ROAD STATION.**

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

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### DESCRIPTION:

Set on the ground floor of this well-kept modern block off Essex Road is this stunning two double bedroom modern flat with large private garden. The property has been maintained to the highest of standards by the current owners and is tastefully decorated with a neutral contemporary feel throughout.

The living room/ dinner offers a wonderfully light and social entertaining space with direct access to the side garden whereas the separate kitchen offers direct access onto the large back garden. There's a spacious family sized bathroom with a bathtub, and both bedrooms are of generous proportions.

Church road is ideally located for easy living with an array of shops, restaurants and cafes located on Essex Road. The numerous restaurants of Upper Street are a short distance away and transport links are well served by bus, Tube and Overground lines. Essex Road is only 0.4 miles away, Highbury & Islington station 0.7 miles, and Canonbury station 0.3 miles away.

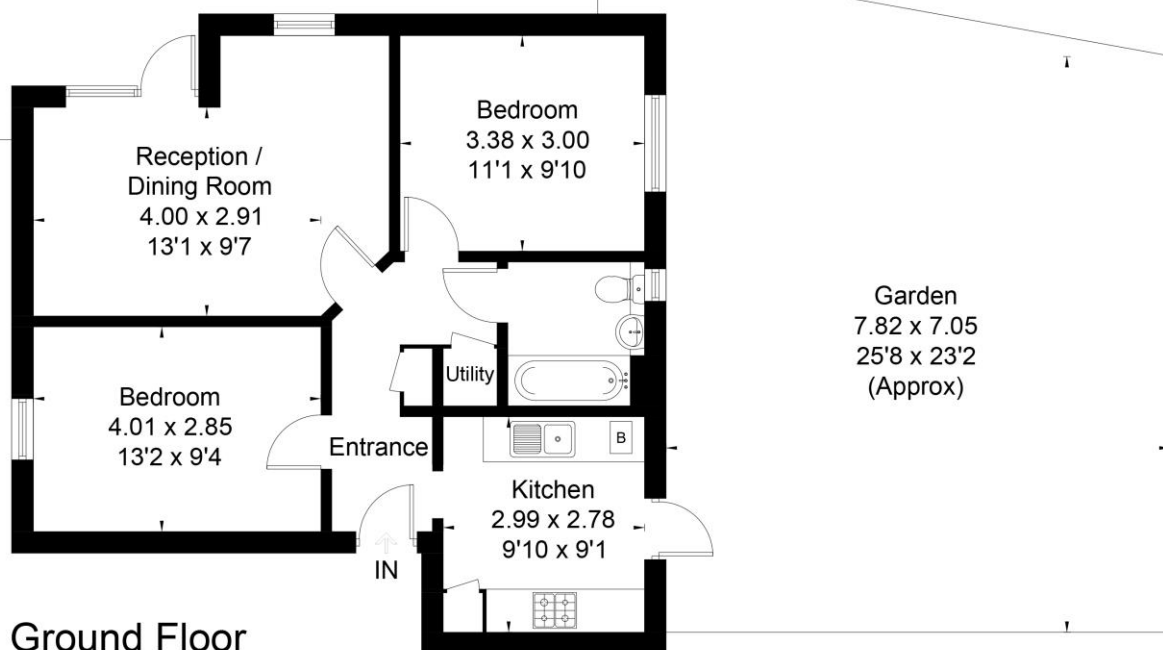
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Approximate Area = 60.5 sq m / 651 sq ft  
Including Limited Use Area (0.1 sq m / 1 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 261272

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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250703>

**Tenure:** Leasehold

**Term:** 103 year and 0 months

**Service Charge:** £1300 per annum approx..

**Ground Rent:** £200 Annually (subject to review)

**Council Tax Band:** D

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.

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