



CHURCH ROAD, LONDON, N1
£600,000 LEASEHOLD

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

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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.

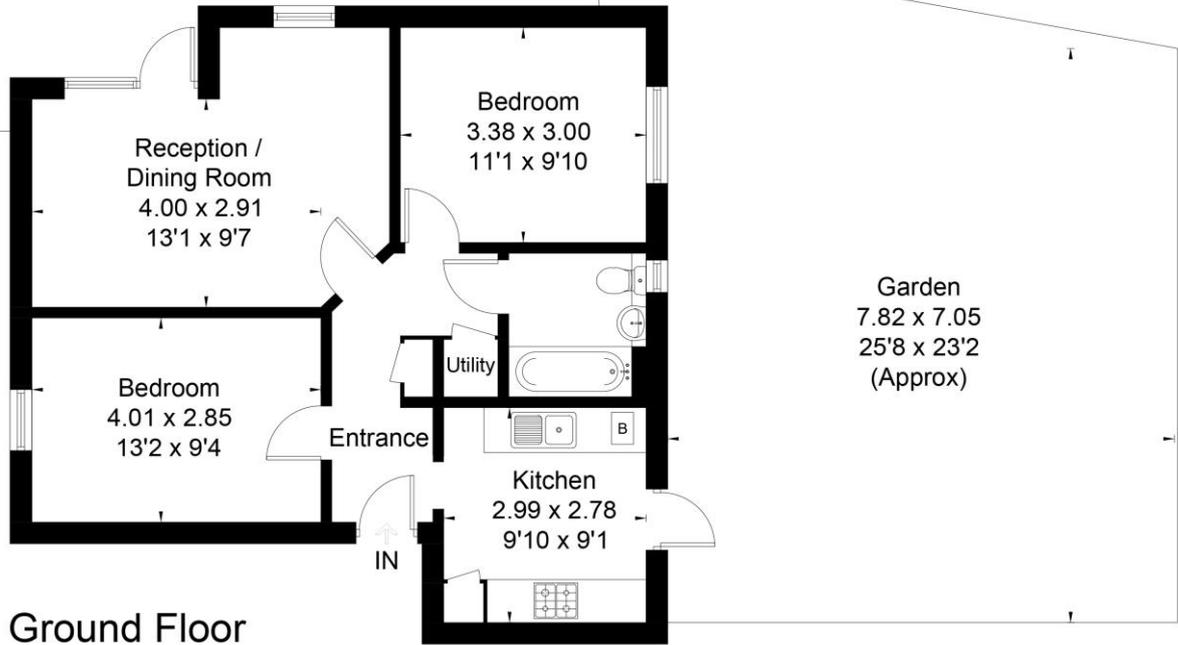
The living room/ dinner offers a wonderfully light and social entertaining space with direct access to the side garden whereas the separate kitchen offers direct access onto the large back garden. There's a spacious family sized bathroom with a bathtub, and both bedrooms are of generous proportions.

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.

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.



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



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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	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: 102 year and 10 months (Subject to change)

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.