

FLAT 13, WALLINGTON COURT, MURRAIN ROAD, LONDON, N4
£450,000 LEASEHOLD

A DELIGHTFUL AND BRIGHT ONE BEDROOM APARTMENT IN THIS POPULAR DEVELOPMENT CLOSE TO CLISSOLD PARK

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth



DESCRIPTION:

We are delighted to offer this stunning 1 bedroom apartment that is nestled in this stylish and modern development in N4. The property briefly comprises a large open plan living room alongside a integrated kitchen with top of the range appliances and floor to ceiling windows allowing maximum light into the apartment. A larger than average double bedroom with access to the expansive south facing balcony space can be found through the apartment along with a three piece modern bathroom suite.

Wallington Court, Murrain Road is situated moments from the entrance of Clissold Park whilst allowing for easy access to the green spaces of Finsbury Park and Woodberry Wetland nature reserve. A variety of shops, cafes and eateries are located on Blackstock Road along with a selection of bus routes.

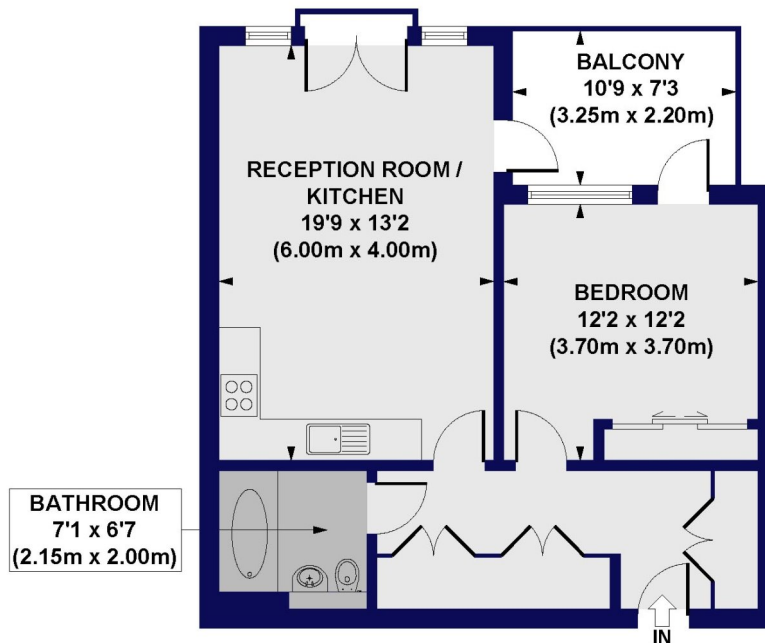
The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and over ground rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Highbury & Islington Station (Victoria and National Rail Lines) is also within easy reach.

Winkworth



Winkworth

Wallington Court, Murrain Road, N4
Approx. Gross Internal Floor Area 593 sq. ft / 55.12 sq. m



THIRD FLOOR

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HH250261>

Tenure: Leasehold

Term: 116 year and 10 months

Service Charge: £150 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

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.

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

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.