



FARLEIGH HOUSE, HALTON ROAD, LONDON, N1
£400,000 SHARE OF FREEHOLD

**A 424 SQ. FT. ONE BEDROOM APARTMENT
WITH COMMUNAL GARDEN AND STORAGE
SHED 0.2 MILES FROM ESSEX ROAD STATION**

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

This excellent apartment provides bright, airy and well-proportioned accommodation throughout with insulated internal walls. The property comprises of a spacious East facing reception room, a separate well equipped kitchen, a bedroom with built-in wardrobes facing the back garden, and three piece family bathroom with bathtub. There is also an allocated external storage unit in the back garden.

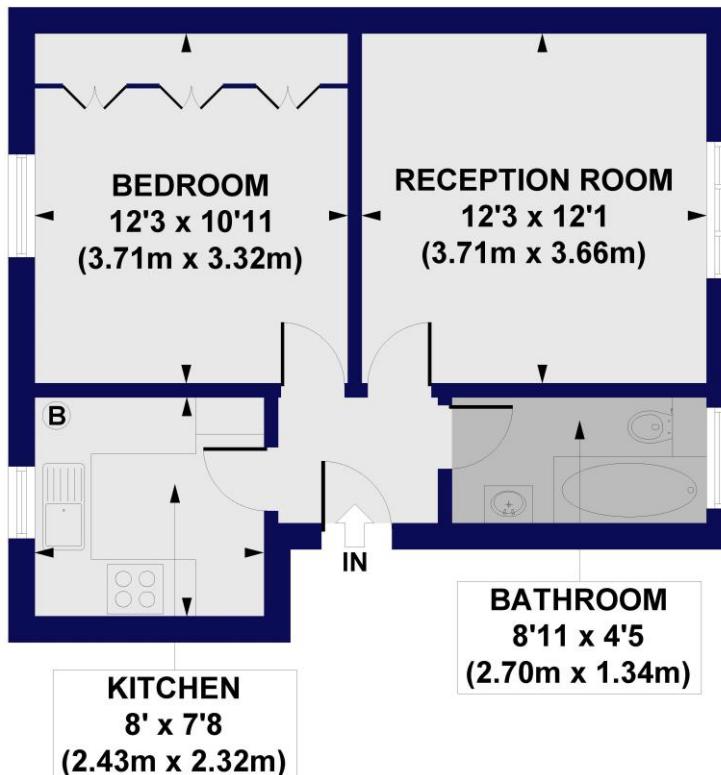
The property is set on a quiet residential road set between Upper Street and Essex Road, just moments from the many restaurants, pubs and amenities the area has to offer. There are many bus routes taking you into Angel, the City and West End. Angel underground (Northern Line) is 0.6 miles away and Highbury & Islington (Victoria Line) is 0.5 miles away. For those who would prefer a relaxing stroll, the fantastic New River Walk and Regent's Canal are nearby.

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Farleigh House, Halton Road, N1
Approx. Gross Internal Floor Area 424 sq. ft / 39.42 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	67 D	75 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250187>

Tenure: Share of Freehold

Service Charge: £1794.6 per annum (approx.)

Ground Rent: NA

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.

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