

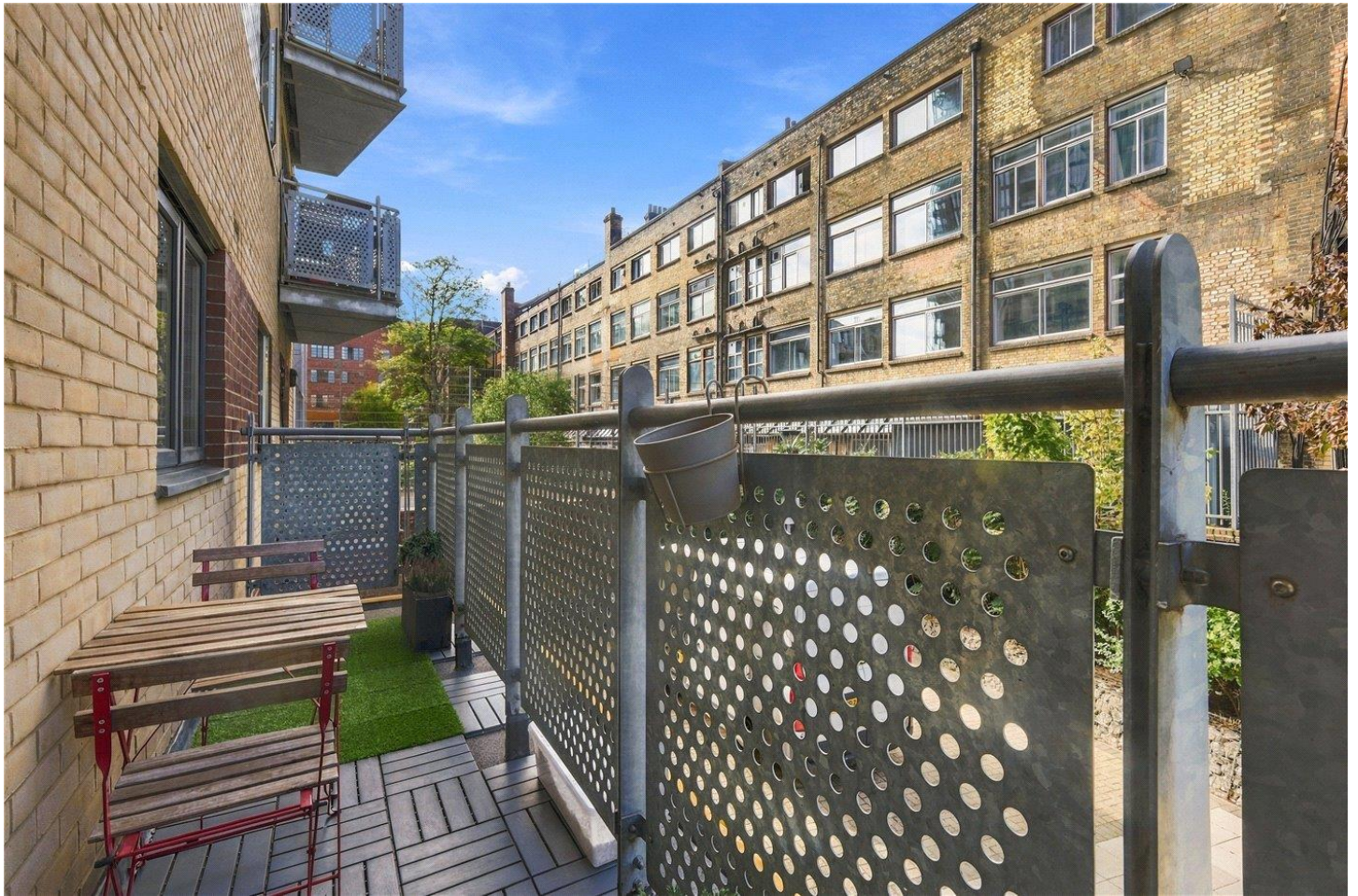


OAKLEIGH COURT, MURRAY GROVE, LONDON, N1
£475,000 LEASEHOLD

A 600 SQ. FT. WELL-PROPORTIONED TWO BEDROOM APARTMENT WITH PRIVATE BLACONY

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

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DESCRIPTION:

Set on the first floor of a modern gated development is this 600 sq. ft. two-bedroom apartment with a large South - East facing balcony. The property comprises: two generously sized double bedrooms, a modern bathroom suite with bathtub, and a spacious open-plan kitchen & reception room. The apartment is complete with a storage cupboard and recently extended lease.

Oakleigh Court is situated just off City Road amongst the nest of recent award-winning developments surrounding The Silicon Roundabout. The recently redesigned 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.

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.

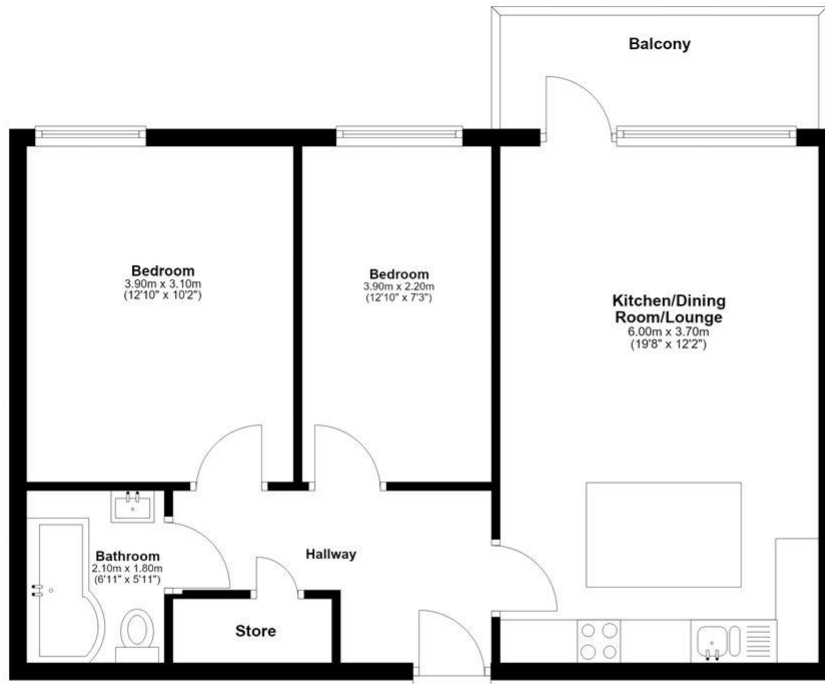
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First Floor

Approx. 55.8 sq. metres (600.4 sq. feet)
(excluding Balcony)



Total area: approx. 55.8 sq. metres (600.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Oakleigh Court

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	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS252603>

Tenure: Leasehold

Term: 170 year and 0 months (Subject to change)

Service Charge: £3,062 per annum (approx.)

Ground Rent: £0 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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