



WYNFORD ROAD, LONDON, N1
£450,000 LEASEHOLD

A 536 SQ. FT. ONE BEDROOM FLAT WITH PRIVATE BLACONY ONLY 0.5 MILES TO ANGEL STATION

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

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DESCRIPTION:

Spanning 536 sq. ft. on the first floor of this well-maintained purpose-built development is this chain-free one bedroom flat with private balcony. The property benefits from an abundance of storage and is flooded with natural light throughout.

Accommodation includes one large double bedroom with built-in wardrobes, separate kitchen, two storage cupboards and a three-piece family bathroom with a bathtub.

Wynford Road is in an excellent location with great transport links across London and the UK with Kings Cross and Angel underground stations located a short distance away. International travel is also made easy from St. Pancras station at 0.6 miles away.

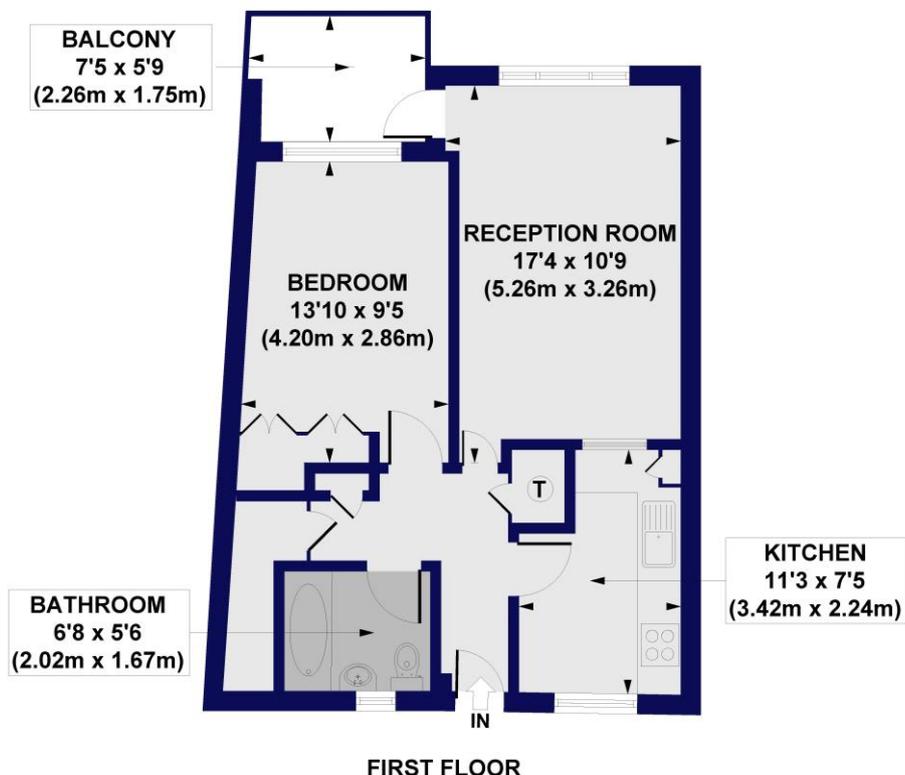
Please note this is a probate sale and probate has been granted. Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time 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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Wynford Road, N1
 Approx. Gross Internal Floor Area 536 sq. ft / 49.76 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 | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

<https://www.winkworth.co.uk/sale/property/ISL260077>

Tenure: Leasehold
Term: 84 year and 4 months (Subject to change)
Service Charge: TBC
Ground Rent: TBC
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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