



**WHISTON HOUSE, BINGHAM COURT, HALTON ROAD, LONDON, N1
OFFERS IN EXCESS OF £425,000 LEASEHOLD**

A BRIGHT SECOND FLOOR FLAT ONLY 0.5 MILES FROM Highbury AND Islington STATION

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DESCRIPTION:

Set in a quiet secure development in Canonbury is this charming one bedroom third floor apartment, ideal for anyone looking for a spacious apartment in a prime location. The property offers a wonderfully generous living space bathed in light with a fantastic outlook overlooking a large communal garden. The kitchen is recessed to the side of the living room making it the perfect entertaining space. There is one good sized double bedroom overlooking the courtyard. The property also benefits from a bright three-piece bathroom with shower.

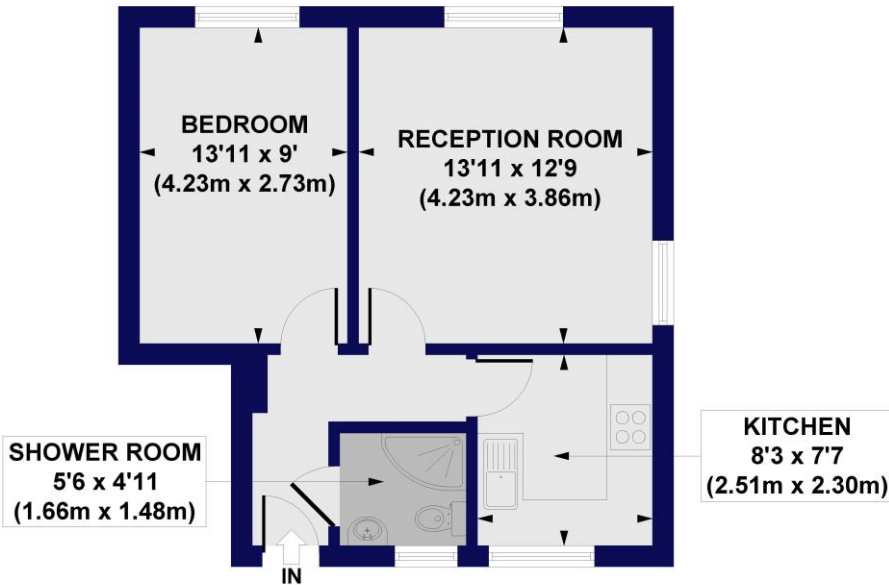
Whiston House is situated in a prime location on a residential street just walking distance to Upper Street and its many boutiques and restaurants, with easy access to both Angel (Northern Line) and Highbury and Islington (Victoria, North London and Northern City Lines) stations. It is also just moments from Essex Road station which takes you straight to into the city.

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Whiston House, Bingham Court, Halton Road, N1
Approx. Gross Internal Floor Area 474 sq. ft / 44 sq. m



SECOND 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.



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	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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See things differently

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