



ARLINGTON WAY, LONDON, EC1R £550,000
LEASEHOLD APPROX. 81 YEARS REMAINING

Winkworth



ARLINGTON WAY, EC1R

This well presented two bedroom first floor apartment is enviably located in Arlington Way, a quiet back street behind Rosebery Avenue close to all the varied shopping amenities of trendy Islington's Upper Street.

The light and airy 647 sq ft accommodation briefly comprises of a large reception room, fully fitted kitchen, two double bedrooms, and a family bathroom. Garage parking also to the rear of the building can be rented off Islington council for £18 per week.

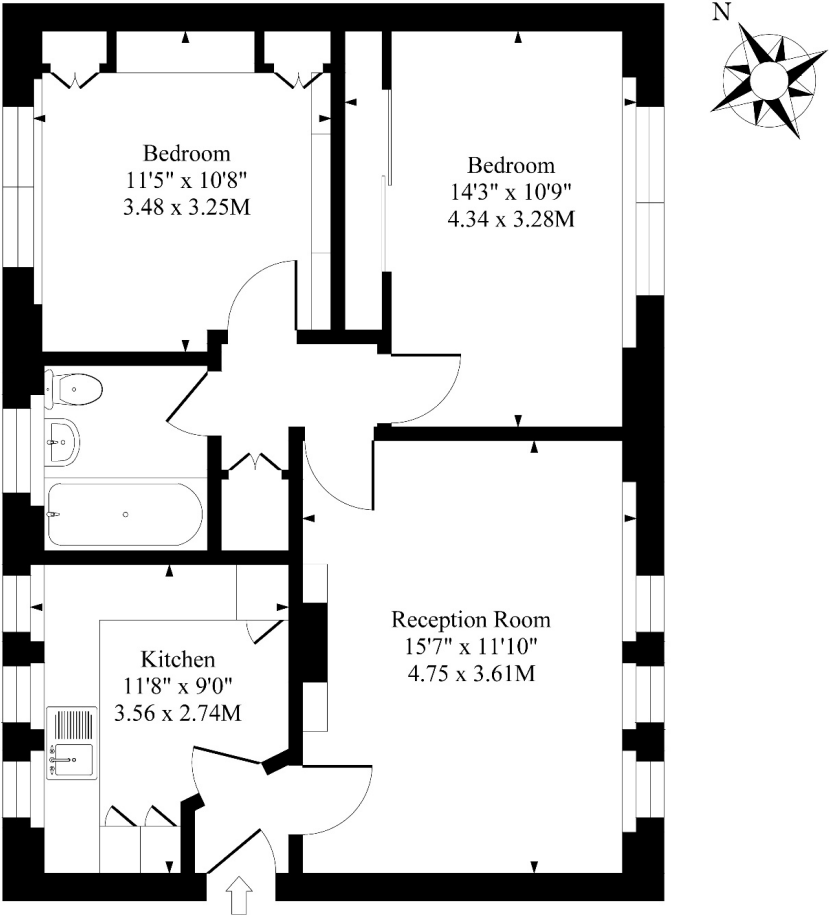
Arlington Way runs between Chadwell Street and Rosebery Avenue. The nearest Underground station is Angel and both Exmouth Market and Upper Streets eclectic mix of shops, bars and restaurants are also within easy reach.

Leasehold approx. 82 years remaining
Service Charge: Approx. £1,752 per annum
Ground Rent: Approx. £10 per annum
Council Tax: Band D





Arlington House, Arlington Way, EC1R



First Floor

Approximate Gross Internal Area 647 Sq Ft - 60.10 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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