



WELLESLEY TERRACE, LONDON, N1
OIEO £560,000 LEASEHOLD

A FANTASTIC TWO BEDROOM APARTMENT MOMENTS FROM 0.3 MILES FROM OLD STREET STATION

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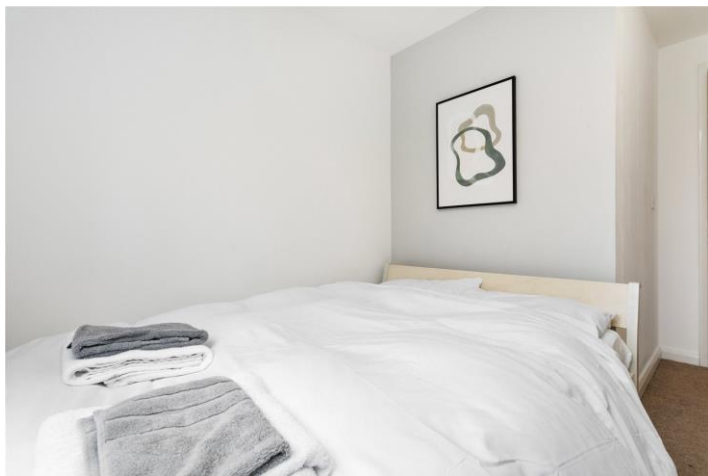


DESCRIPTION:

****EWS1 compliant****

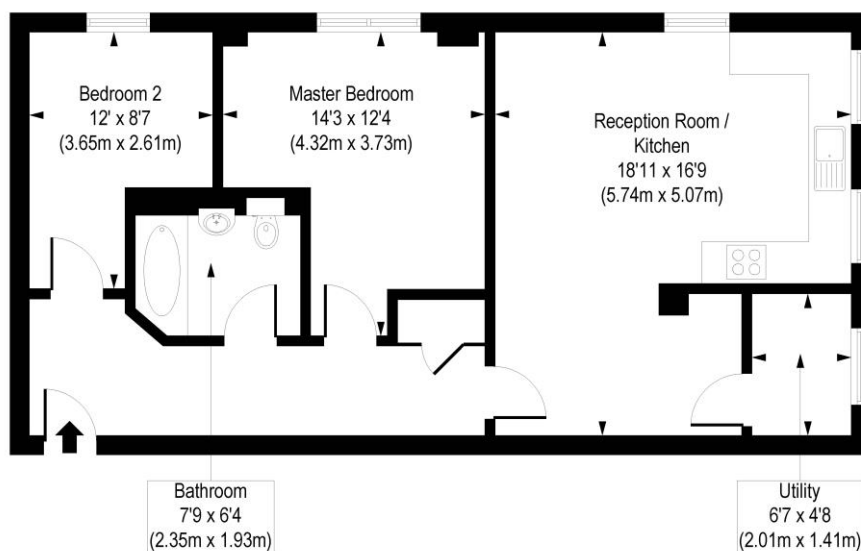
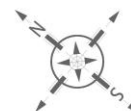
A bright two-bedroom flat positioned on the second floor of a modern, well-maintained development. The property offers well-proportioned rooms along with an abundance of storage. Accommodation comprises of two double bedrooms, a family bathroom, utility room, and an open plan kitchen/living area making the perfect entertaining space. The property further benefits from access to a communal roof terrace, secure bike storage and is offered to the market chain free.

Wellesley Terrace is situated just off City road amongst the nest of recent award winning developments surrounding The Silicon roundabout. Old Street station offers the closest underground links on the Northern line whilst Angel underground and the shops, bars and restaurants on Upper Street 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.



Wellesley Terrace, N1

Approx. Gross Internal Floor Area 723 sq. ft / 67.21 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/ISL220318>

Tenure: Leasehold

Term: 110 year and 11 months

Service Charge: £2436 per annum

Ground Rent: £ 230 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were