



CLUSE COURT, ST PETERS STREET, N1
OIEO £500,000 LEASEHOLD

A SIZEABLE, THREE DOUBLE BEDROOM MAISONETTE IN ISLINGTON

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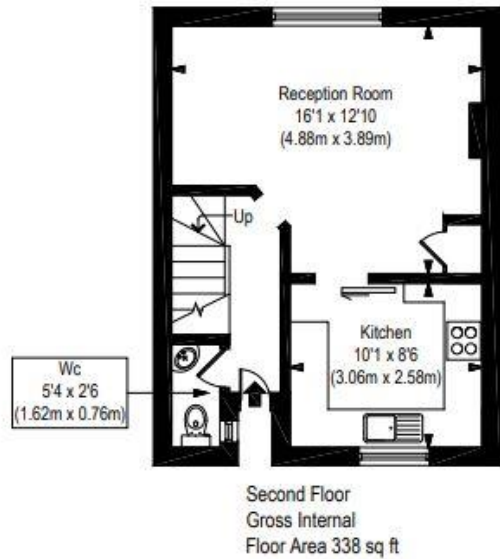
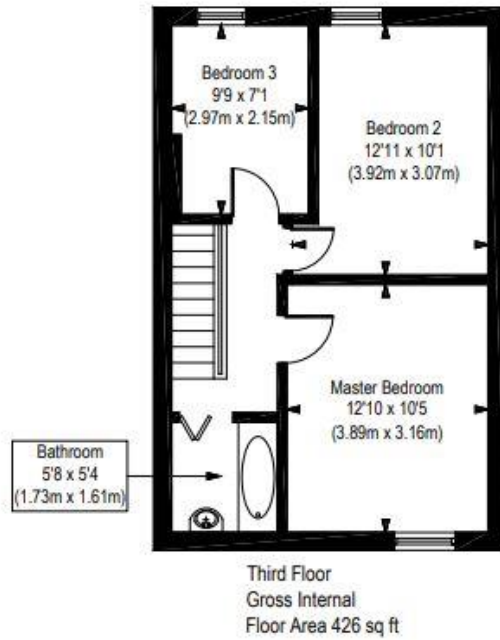
DESCRIPTION:

Set over the second and third floors of this well-kept block in Islington is this fantastic three-bedroom split level flat. The property is presented in good condition throughout and enjoys light and well-proportioned rooms. The west-facing reception room offers ample space for entertaining whilst a sizable kitchen provides plenty of worktop and storage space. A useful downstairs WC is also located on the lower floor. The upper level offers the family bathroom, two generous double bedrooms and a smaller third bedroom which makes the perfect work from home office. The property further benefits from being offered to the market chain free.

Cluse Court is exceptionally well located in the heart of Islington and is nestled amongst some of Islington's finest addresses. The property, whilst set amongst peaceful treelined roads, is just a stone's throw from Upper Street and the boutique shops and restaurants on Camden Passage as well as being within easy reach of Regents Canal. Transport links are exceptional with Angel station providing the closest underground links on the Northern line and various overground and underground services provided at Kings Cross.



Cluse Court St. Peter's Street, N1
 Approx. Gross Internal Floor Area 763 sq. ft / 70.92 sq. m



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	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	80
61	
England, Scotland & Wales	EU Directive 2002/91/EC