

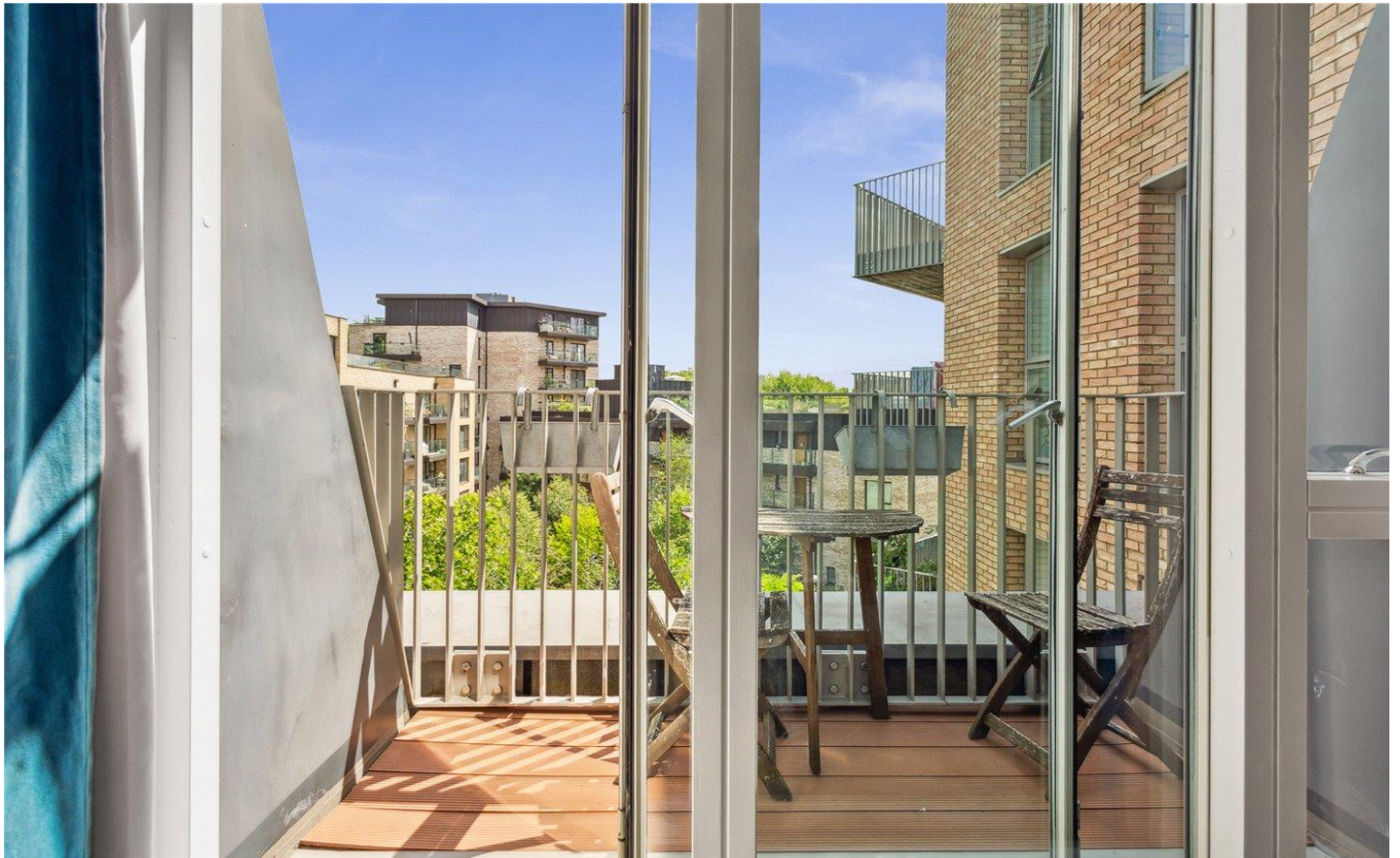


NEW NORTH ROAD, LONDON, N1
£490,000 LEASEHOLD

A BRIGHT ONE BEDROOM APARTMENT WITH PRIVATE SOUTH FACING BALCONY AND COMMUNAL GARDENS

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

Winkworth



DESCRIPTION:

Situated on the fourth floor, this bright lateral apartment with underfloor heating is arranged with a clear sense of space and flow. The open-plan reception room is generous in size and drenched in natural light by the floor-to-ceiling French door that opens onto the private South-facing balcony. The kitchen is chic and minimalist, finished in understated tones, white soft-close cabinetry containing Siemens integrated appliances and capped with stone worktops. The bedroom is well proportioned and benefits with built-in wardrobes.

Built to a high-specification, some of the standout features include; High ceilings (rare in a newbuild), wide-plank oak engineered flooring, spotlighting, and zoned-climate control underfloor heating. Residents also enjoy amenities such as; a secure video entry system, covered bicycle store, lift access and access to communal gardens.

Combining contemporary design, modern comforts, and superb transport connectivity across the capital, this property is well-suited to professionals, couples, or investors seeking a premium apartment in one of London's most vibrant neighbourhoods.

Offered to market with no onward chain and sold with vacant possession, this could make for a relatively swift and easy purchase.

Perfectly positioned just moments from Shoreditch and the City, the location places some of London's cultural, culinary, and creative destinations right on your doorstep. Excellent transport connections are close by, with Old Street 0.4 miles away and Hoxton station only 0.5 miles away.

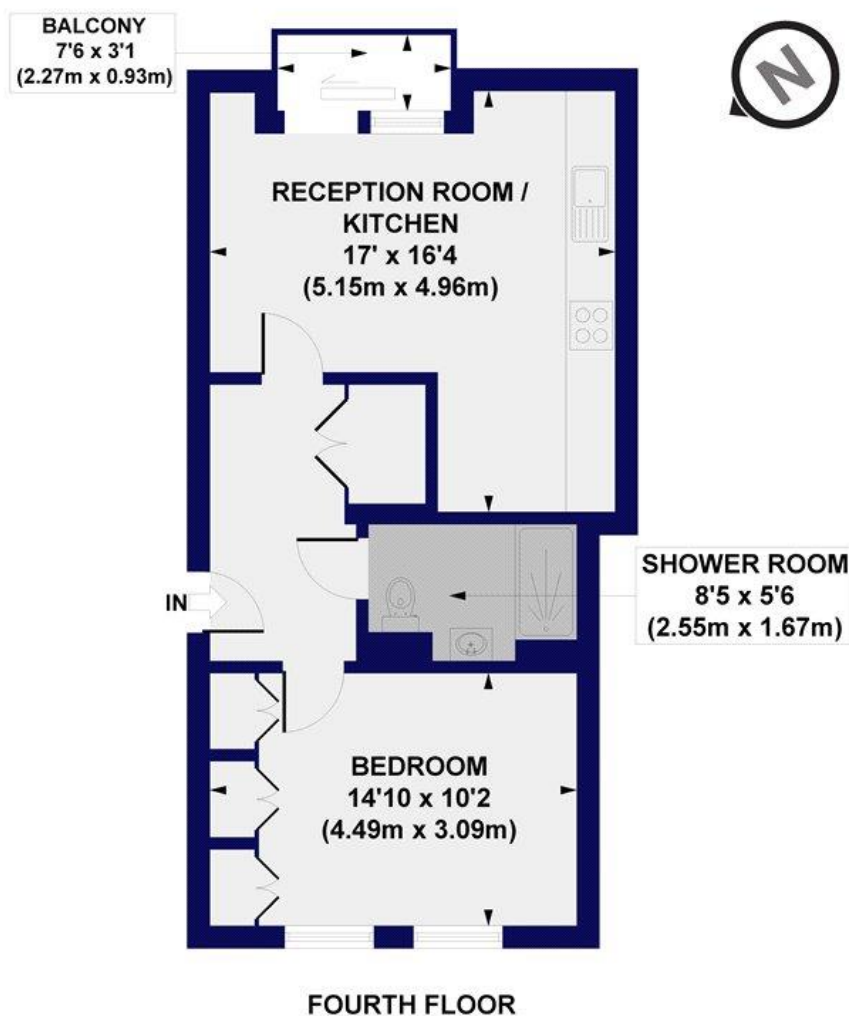
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

Winkworth



Winkworth

New North Road, N1
Approx. Gross Internal Floor Area 504 sq. ft / 46.86 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.

Winkworth

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	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250308>

Tenure: Leasehold

Term: 138 year and 7 months

Service Charge: £2080 per annum

Ground Rent: £ 300 Annually (subject to increase)

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.

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

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.