



PENTONVILLE ROAD, N1
£750,000 LEASEHOLD

Winkworth



PENTONVILLE ROAD, N1

A very attractive two bedroom flat on the top two floors of a beautiful Georgian conversion

Offered with a long lease and its own private garden this apartment is also surprisingly quiet.

The north facing reception is very bright offering a pleasant outlook onto the leafy front gardens on Pentonville Road. There is also a spacious eat-in kitchen as well as two very good sized double bedrooms and separate bathroom.

Pentonville Road is ideally located for all of the amenities of Kings Cross, Clerkenwell and Angel. The highly rated restaurants and cafes of Exmouth Market and Amwell Street are very close by. Kings Cross (Eurostar), Angel and Farringdon stations are all within walking distance.

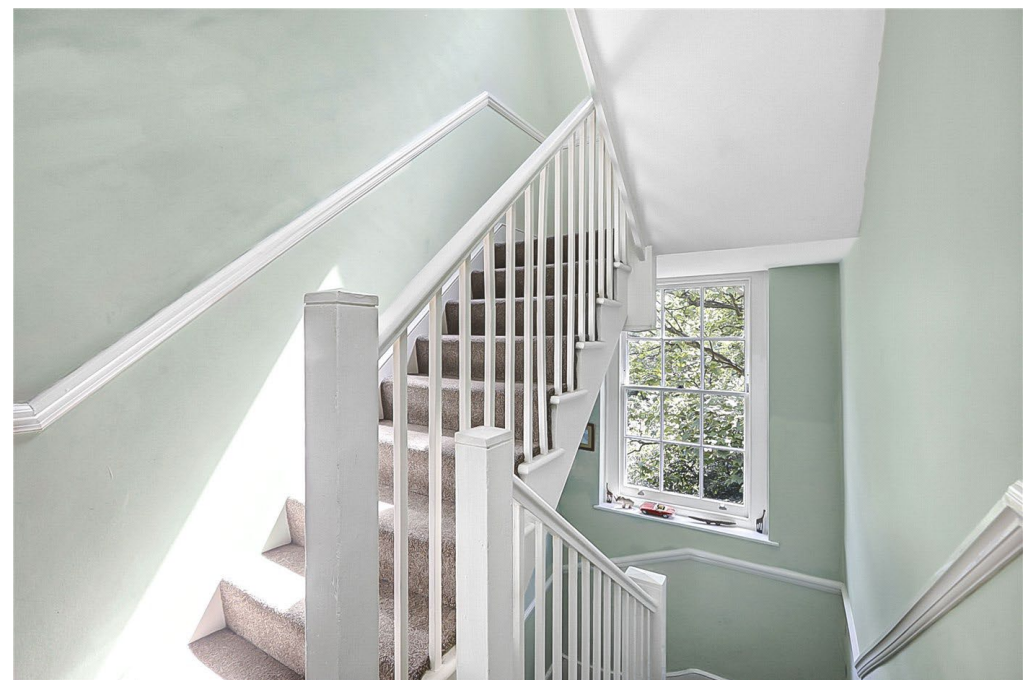
Leasehold: Approx. 87 years remaining

Service Charge: Approx. £1,175 per annum

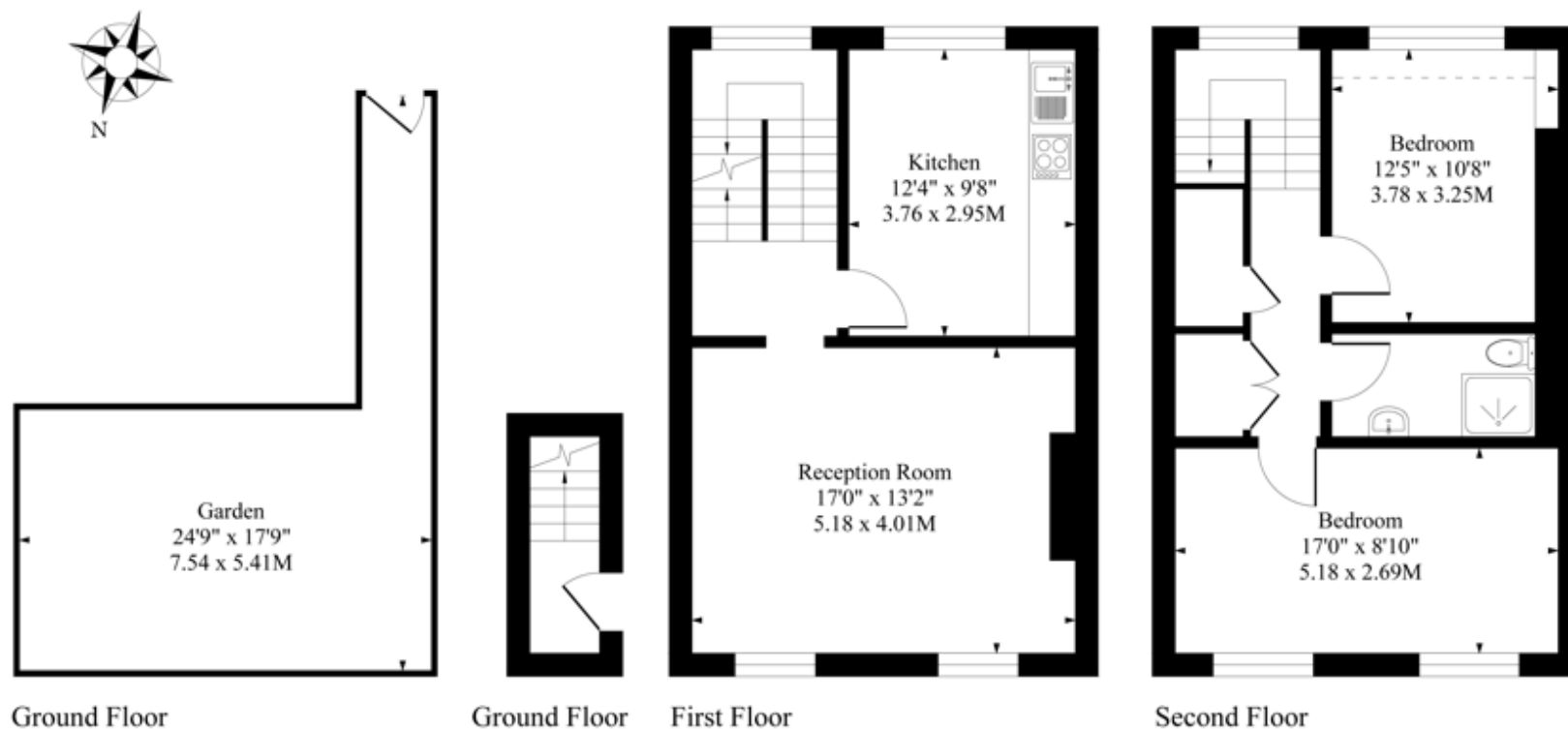
Ground Rent: Approx. £10 per annum

Council Tax Band D





Pentonville Road N1



Approximate Gross Internal Area 886 Sq Ft - 82.31 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

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

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