



ASHBY GROVE, ISLINGTON, LONDON, N1  
**£391,500 LEASEHOLD**

## A BRIGHT ONE BEDROOM APARTMENT WITH SOUTH FACING BALCONY 0.7 MILES TO Highbury & Islington Station

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## DESCRIPTION:

A bright, beautifully presented, top floor 524 sq. ft. (approx.) one bedroom apartment with separate kitchen/breakfast room and a South facing private balcony in a purpose-built block a short walk from Highbury & Islington, Angel and Canonbury stations.

Upon entering the property, the hallway leads to a three-piece modern family bathroom with bathtub and large, recently fitted kitchen/breakfast room on the left, whereas the generously sized bedroom with fitted wardrobes is located on the right. Adjacent to the bedroom is a bright living room with natural wood flooring that leads to a South facing private balcony overlooking the leafy communal gardens. Newly installed top of the range boiler with app controlled thermostat.

Ashby Grove is ideally located for easy living with an array of shops, restaurants and cafes located on Essex Road. The numerous restaurants of Upper Street are a short distance away and transport links are well served by bus, Tube and Overground lines. The flat is offered for sale with no onward chain.

\*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. \*

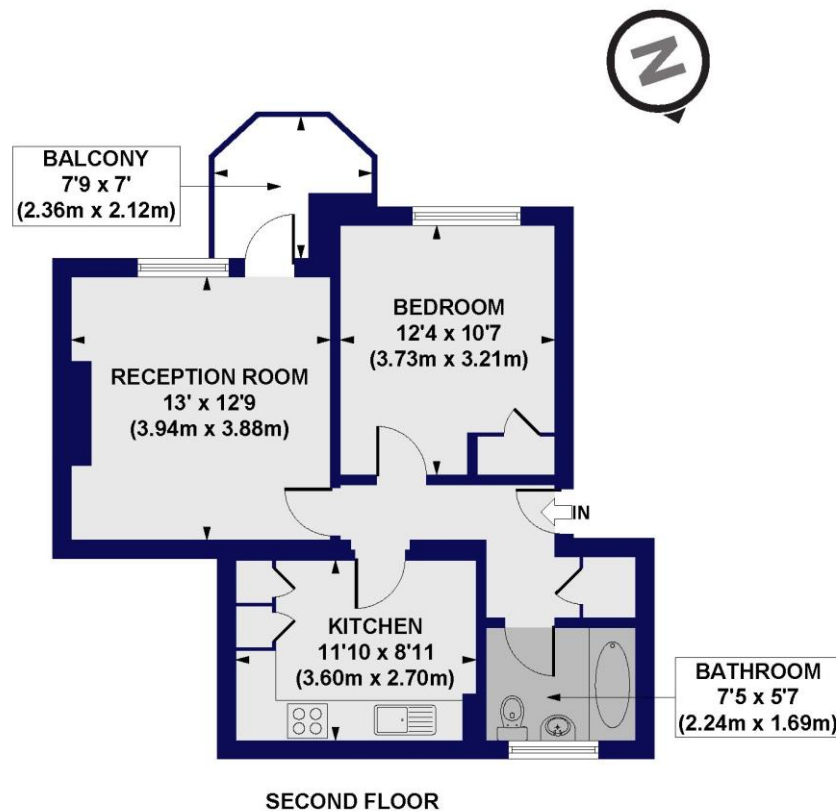
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**Ashby Grove, N1**  
**Approx. Gross Internal Floor Area 524 sq. ft / 48.66 sq. m**



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.

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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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL210158>

**Tenure:** Leasehold

**Term:** 101 year and 10 months

**Service Charge:** £1700 per annum approx..

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:**

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.

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