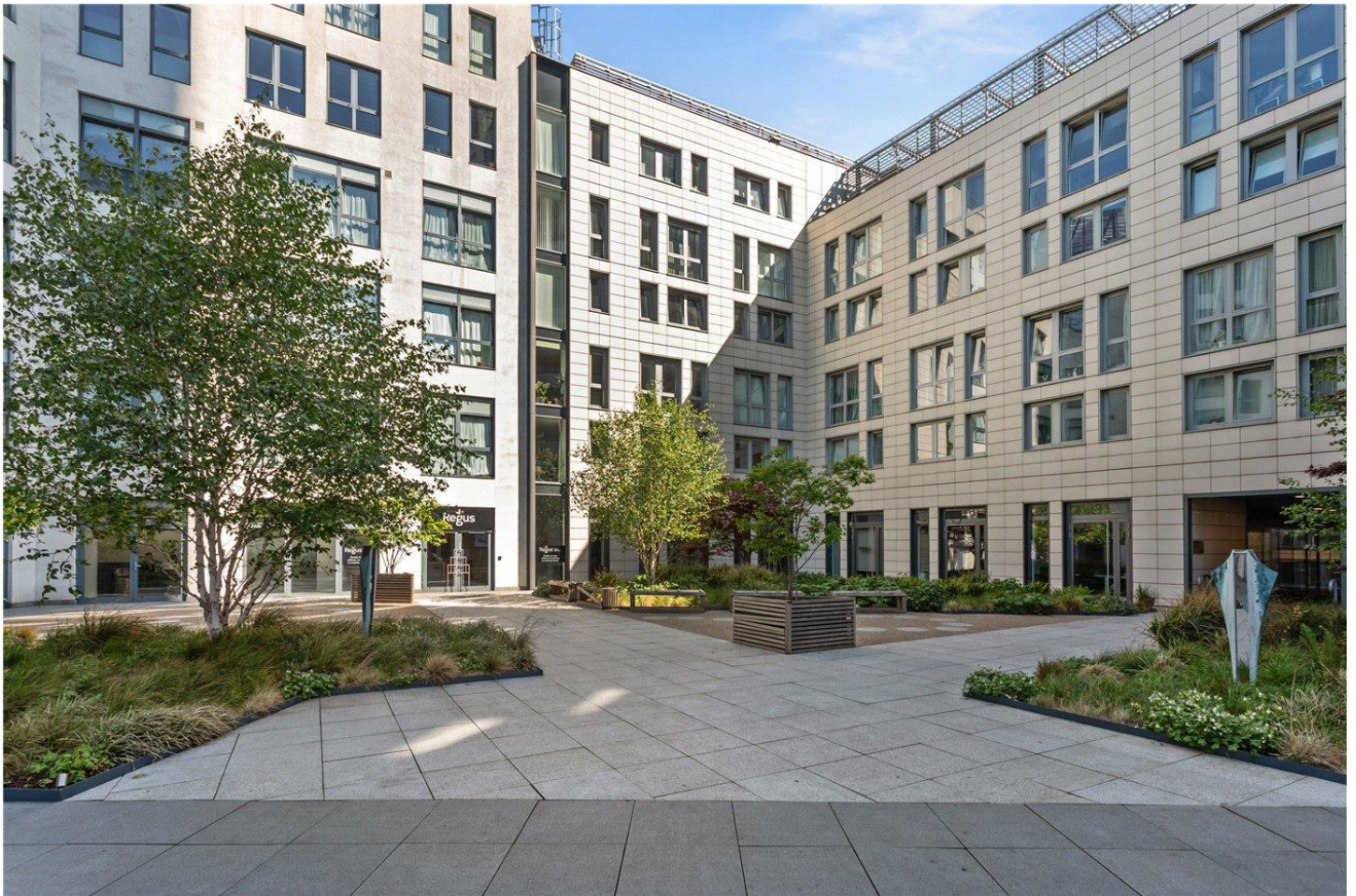




FLAT 11, BRITANNIA WALK, LONDON, N1
£430,000 LEASEHOLD

A SUPERB ONE-BEDROOM FLAT IN THE POPULAR OLD STREET AREA.

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A beautifully appointed one-bedroom flat, situated on the second floor of a secure building, nestled on a tranquil residential road amid the vibrant energy of the city. Boasting 506 sq ft of well-designed living space, this apartment offers a delightful blend of comfort and modern convenience. The building also benefits from bike storage.

The apartment boasts a seamless open plan kitchen/ livingroom making it an ideal space for entertaining guests. The generously sized double bedroom provides a calm sanctuary, while the apartment's ample storage space ensures an organised and clutter-free environment.

Situated just 0.3 miles away, the Old Street Train and Underground Stations are your gateway to easy travel and exploration. With access to National Rail and the Northern Line, you can effortlessly reach London Euston in a mere 7 minutes, making your daily commute a breeze. Moreover, a variety of well-connected bus routes offer a seamless journey to the vibrant bars and nightlife of Upper Street, as well as the cultural delights of the world-renowned West End.

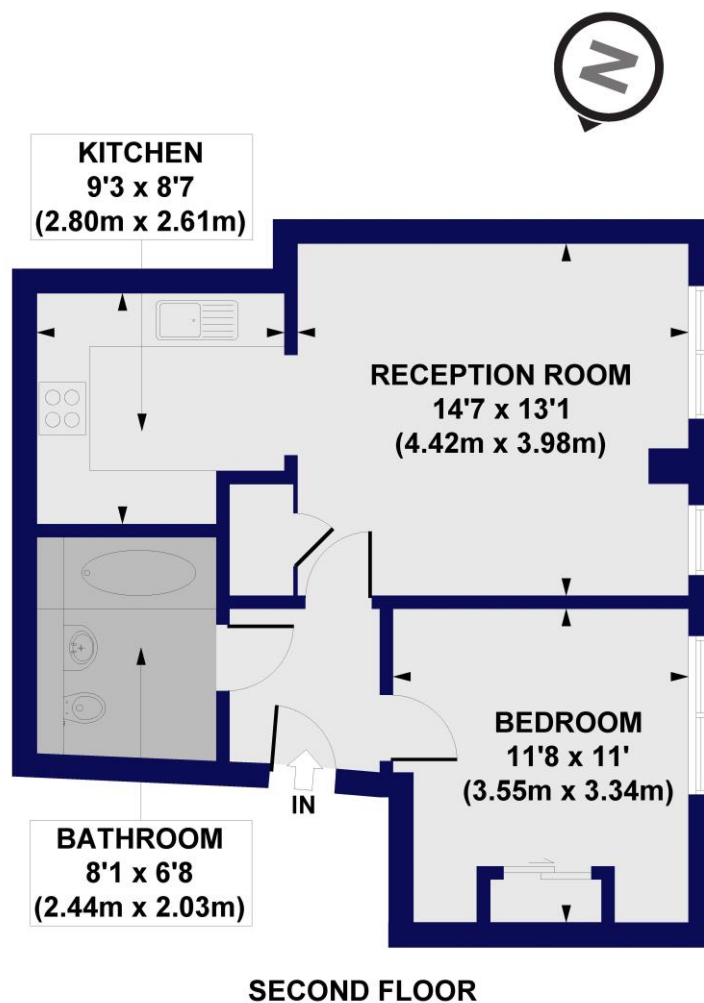
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

Winkworth



Winkworth

Britannia Walk, N1
Approx. Gross Internal Floor Area 506 sq. ft / 47.03 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250281>

Tenure: Leasehold

Term: 108 year and 7 months

Service Charge: £2993 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: D

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.