



**BRITANNIA WALK, LONDON, N1**  
**OIEO £400,000 LEASEHOLD**

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

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## 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.

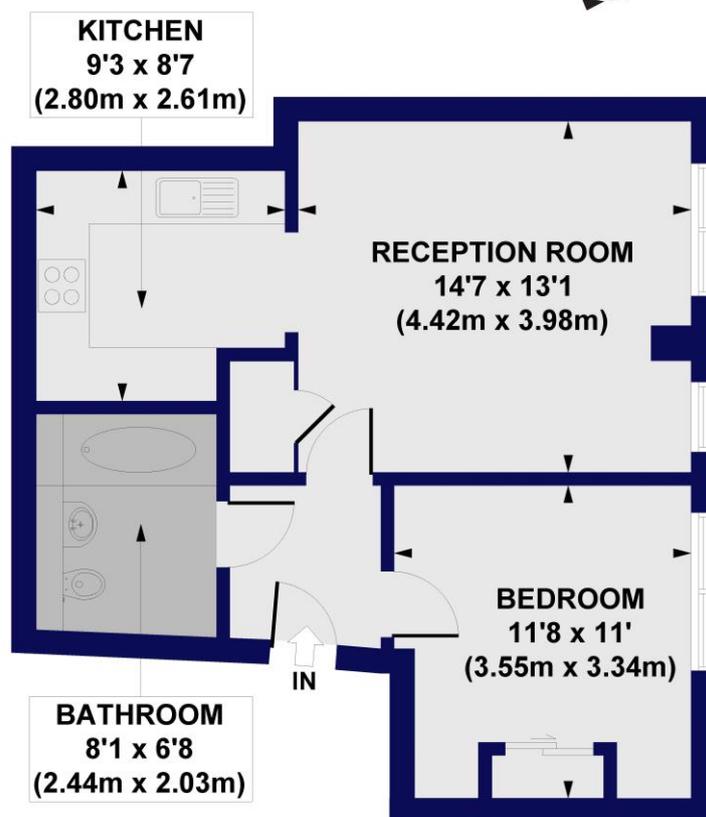
The apartment boasts a seamless open plan kitchen/ livingroom making it an ideal space for entertaining guests. The generously sized double bedroom provides a calm sanctuary, while the apartment's ample storage space ensures an organised and clutter-free environment.

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.\*



**Britannia Walk, N1**  
 Approx. Gross Internal Floor Area 506 sq. ft / 47.03 sq. m



**SECOND FLOOR**

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	81 B	81 B
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 3 months (Subject to change)  
**Service Charge:** £2993 per annum (approx.)  
**Ground Rent:** £ 250 Annually (Subject to review)  
**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.