



DUNCAN TERRACE, LONDON, N1
£1,250,000 SHARE OF FREEHOLD

**A BRIGHT TWO BEDROOM GRADE II LISTED
 PERIOD CONVERSION ON DESIRABLE DUNCAN
 TERRACE, N1 WITH LARGE COMMUNAL GARDEN**

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DESCRIPTION:

Positioned on the ground floor of this charming Grade II listed Georgian conversion, the apartment comes with its own front door, two large double bedrooms, one-bathroom, separate kitchen and almost 250 sq. metres. (approx.) large communal garden shared between five apartments in the development. The flat offers an array of period features including huge arched sash windows flooding the property with natural light, tall ceilings, marble fireplaces, decorative cornices and ceiling roses.

Accommodation includes two large double bedrooms, a three-piece bathroom, separate kitchen and wonderful reception room that depending on the configuration can be facing the leafy street and Duncan Terrace Gardens, or the large back garden. The property further benefits from on a 26.16 sq. metres (approx.) communal storage, on-street residents parking and is offered to the market chain free.

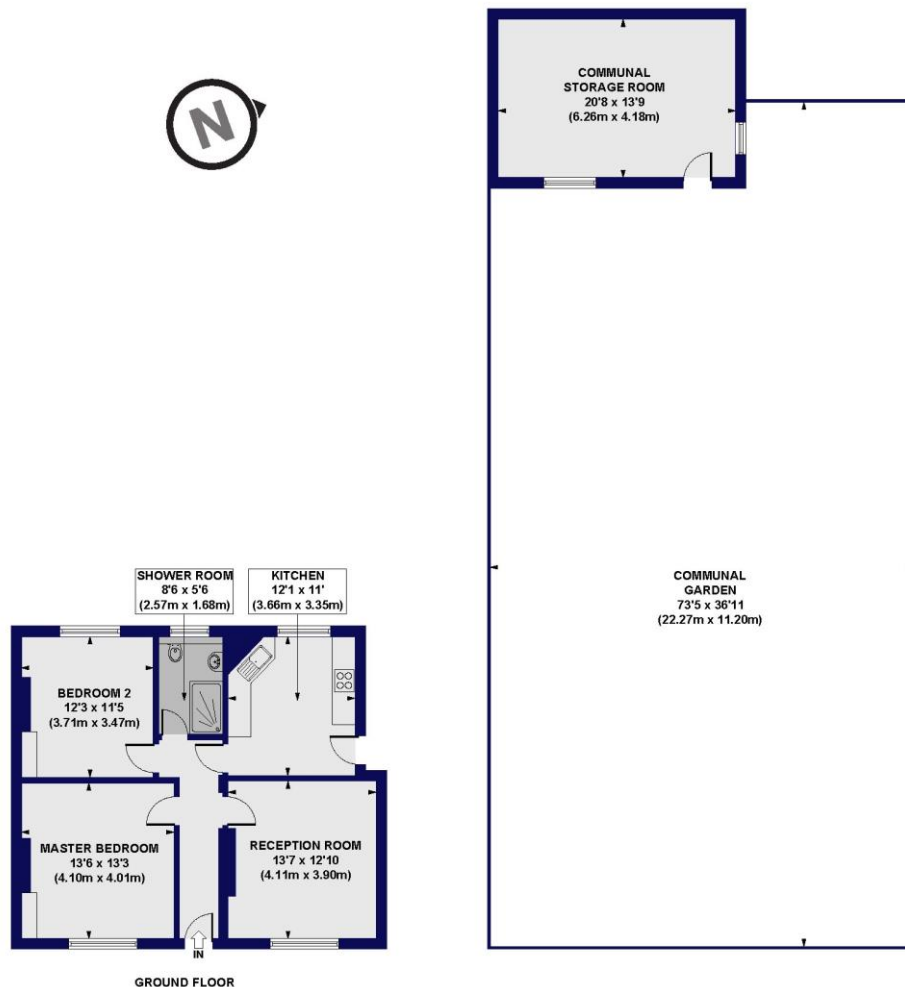
Duncan Terrace is exceptionally well located in the heart of Islington and is nestled amongst some of Islington's finest addresses. The property, whilst set amongst peaceful treelined roads, is just a stone's throw from Upper Street and the boutique shops and restaurants on Camden Passage as well as being within easy reach of the Regents Canal. Transport links are exceptional with Angel Station only 0.2 miles away providing the closest underground links on the Northern line. Kings Cross/ St Pancras International at 1 mile distance is also only one stop from the Angel Station.

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Duncan Terrace, N1
Approx. Gross Internal Floor Area 779 sq. ft / 72.35 sq. m
(Excluding Communal Storage Room)



GROUND 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.

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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		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250470>

Tenure: Share of Freehold

Term: 989 year and 11 months

Service Charge: £1200 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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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