



**BRACKLYN COURT, WIMBOURNE STREET, LONDON, N1  
OFFERS IN EXCESS OF £415,000 LEASEHOLD**

**A BRIGHT 698 SQ. FT. TWO BEDROOM FLAT  
WITH PRIVATE BALCONY 0.2 MILES TO  
SHOREDITCH PARK**

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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### DESCRIPTION:

This spacious two-bedroom, one bathroom, separate kitchen flat offers accommodation over 698 sq. ft. and benefits from being on the top floor of a purpose built block with lift access and a private North- West facing balcony.

The property would benefit from upgrading throughout and presents the perfect opportunity for the buyer to add their own stamp.

Bracklyn Court is situated just moments from Shoreditch Park at 0.2 miles distance. Old Street station at 0.6 miles offers the closest underground links on the Northern line whilst the shops, bars and restaurants on Upper Street, Shoreditch and Clerkenwell are also close by. A variety of bus routes are at hand for easy access across London and international links are facilitated from St Pancras. You're also a stone's throw away from the ever-vibrant Regents Canal, perfect for leisurely strolls to Broadway market and beyond.

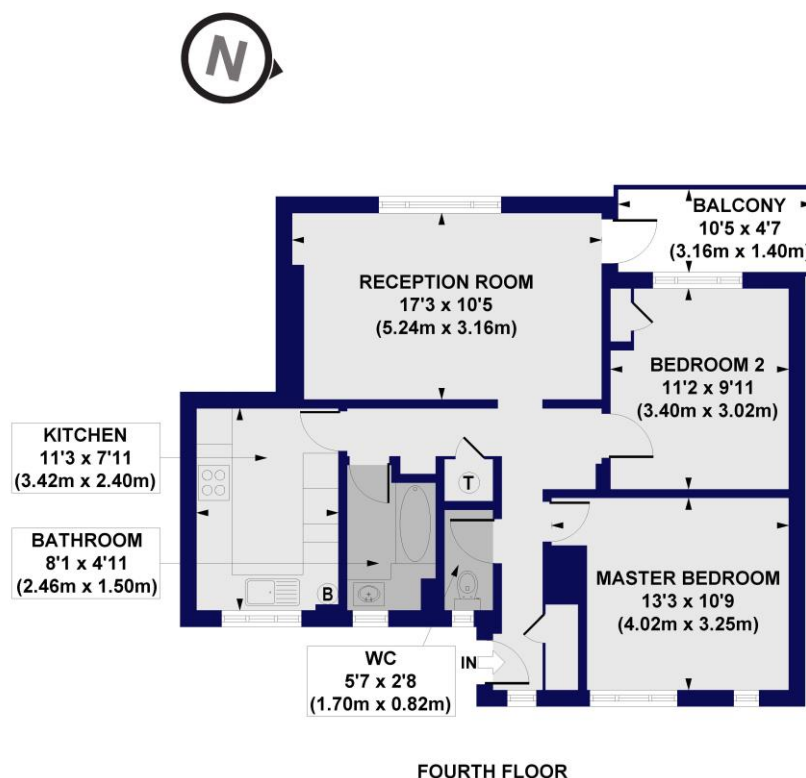
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**Bracklyn Court, Wimbourne Street, N1**  
**Approx. Gross Internal Floor Area 698 sq. ft / 64.85 sq. m**



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



<https://www.winkworth.co.uk/sale/property/ISL250623>

**Tenure:** Leasehold

**Term:** 89 year and 5 months

**Service Charge:** £1980 per annum approx..

**Ground Rent:** £ 0 Annually (subject to review)

**Council Tax Band:** B

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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