



FLAT D, NEWINGTON GREEN ROAD, N1
OIEO £385,000 LEASEHOLD

**STUNNING 1 BEDROOM FLAT WITH A
 PRIVATE BALCONY SET OVER THE TOP FLOOR
 OF THIS PERIOD BUILDING**

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DESCRIPTION:

This wonderfully light one bed flat is set on the top floor of a period building and is presented in fantastic condition. The flat is flooded in natural light and offers an open plan living room kitchen with ample living space, a well-proportioned double bedroom and contemporary bathroom. The property also benefits from original wooden flooring and takes advantage of a lovely private balcony overlooking both Newington Green and the city skyline.

Newington Green Road is conveniently located just moments from the many bars, restaurants and boutiques of Upper Street and is just a short distance away from Highbury fields.

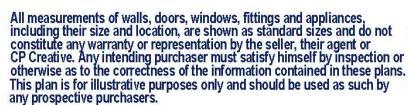
Highbury and Islington station (Victoria Line) is the closest underground providing easy access to the West End and Kings Cross. International travel is offered from St Pancras, whilst over ground services are provided from Canonbury station to West, South and East London and the City. Numerous bus routes can also be found close by creating some of the strongest transport links in Islington.

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Approx. Gross Internal Floor Area 471 sq. ft / 43.77 sq. m(Including Restricted Height Area)
Approx. Gross Internal Floor Area 433 sq. ft / 40.27 sq. m(Excluding Restricted Height Area)



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.



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