



DEVIZES STREET, LONDON, N1  
£425,000 LEASEHOLD

## SUPERB ONE-BEDROOM MODERN APARTMENT IN ISLINGTON.

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

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently





### DESCRIPTION:

Set within a contemporary canal-side development, this superb one-bedroom apartment offers bright, well-proportioned living space with modern interiors and neutral décor throughout. Positioned on the upper floors of the building, the property features a spacious reception room with French doors opening onto a Juliet balcony, an open-plan fitted kitchen, a double bedroom with built-in wardrobes, and a stylish bathroom.

Ideally located between Islington and Shoreditch, the apartment is moments from an array of fashionable shops, bars, and restaurants, while also offering excellent transport links, with Old Street Station (Northern Line) within easy reach and quick access to the A1 for motorists.

**Winkworth**





Winkworth



GLA<sup>1</sup>

46.94 m<sup>2</sup>  
505.22 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANS-2765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250690>

**Tenure:** Leasehold

**Term:** 985 year and 10 months (Subject to change)

**Service Charge:** £3968.28 per annum (approx.)

**Ground Rent:** £ 250 Annually (Subject to review)

**Council Tax Band:** C

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](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](https://www.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.