



BRACKLYN COURT, WIMBOURNE STREET, LONDON, N1
£435,000 LEASEHOLD

**A WELL PRESENTED 688 SQ. FT. TWO
 BEDROOM FLAT WITH PRIVATE BALCONY 0.2
 MILES TO SHOREDITCH PARK**

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

This spacious and well-presented two bedroom, one bathroom, separate kitchen flat offers accommodation over 688 sq. ft. and benefits from being on the third floor of a purpose built block with lift access and a private North- West facing balcony.

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.

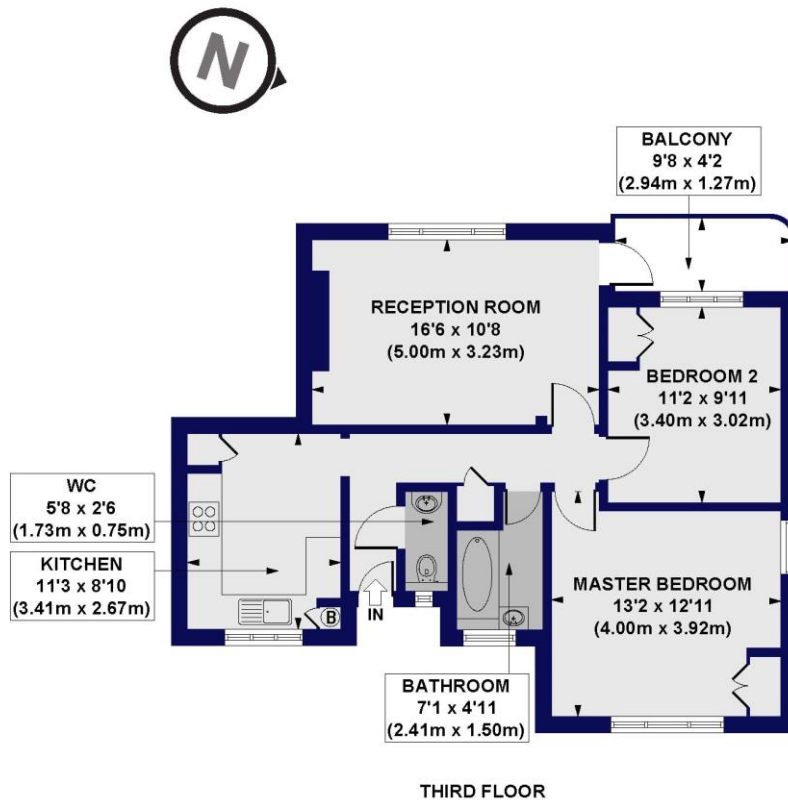
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Bracklyn Court, Wimbourne Street, N1
Approx. Gross Internal Floor Area 688 sq. ft / 63.88 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.



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Tenure: Leasehold

Term: 84 year and 3 months

Service Charge: £TBC

Ground Rent: £TBC

Council Tax Band:

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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