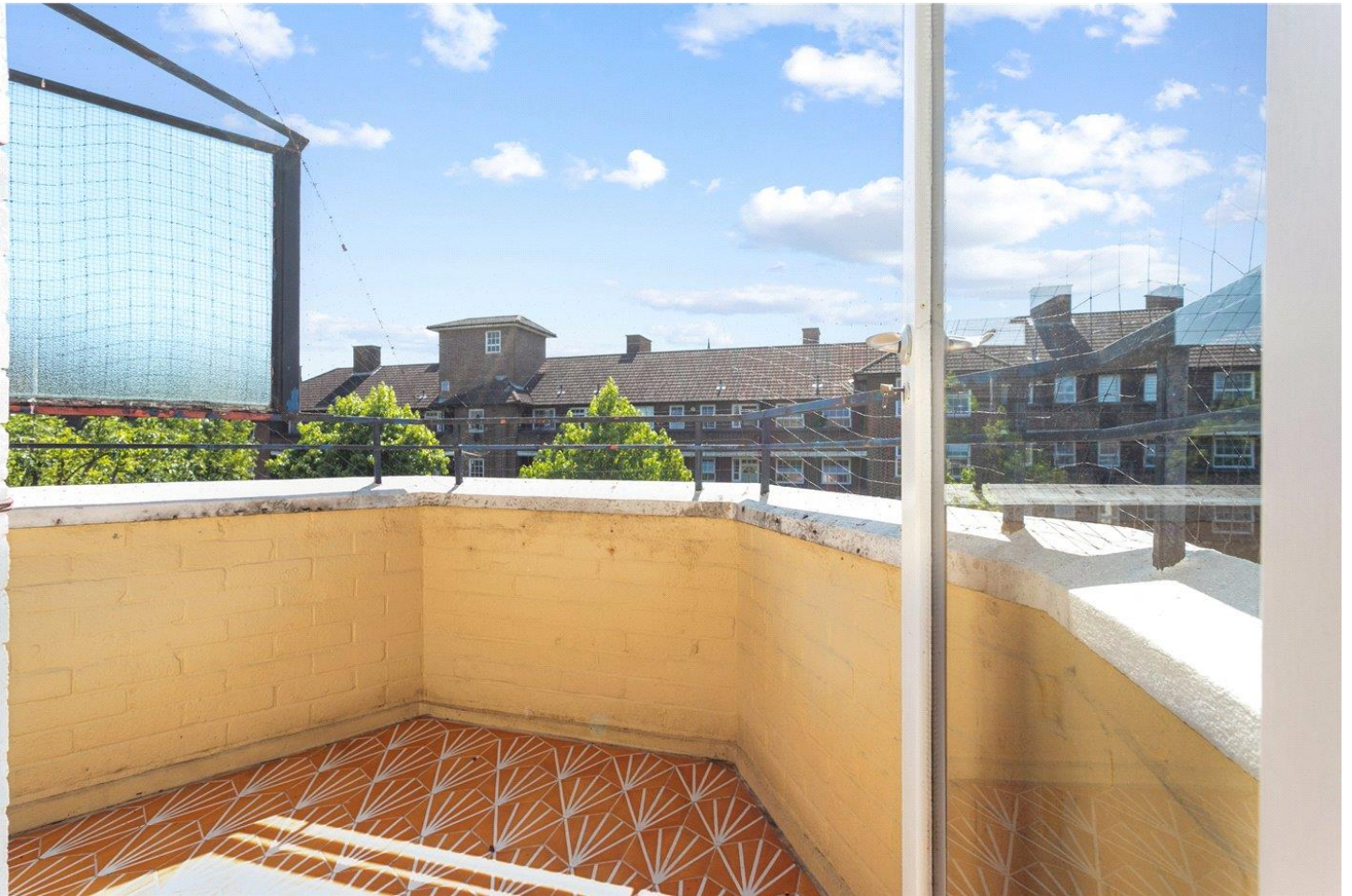




NORTHAMPTON STREET, LONDON, N1
£450,000 LEASEHOLD

A BRIGHT TWO BEDROOM FLAT WITH TWO BALCONIES IN THE HEART OF ISLINGTON

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



DESCRIPTION:

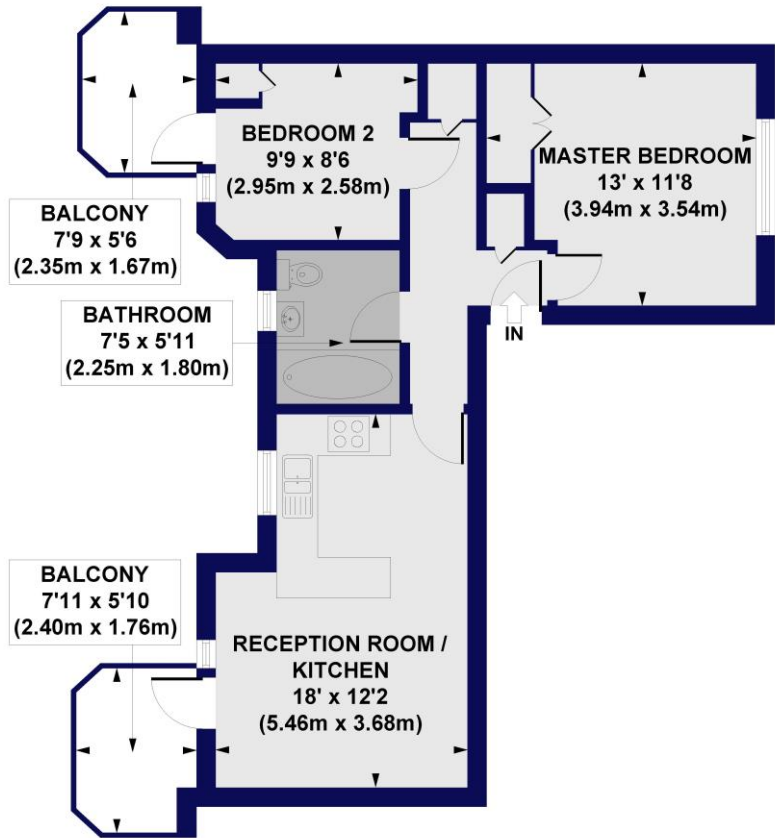
A bright and well-presented two-bedroom flat top floor flat with two South-West facing balconies. The property comprises of an open plan living area opening out onto one of the balconies. The living/dining room and kitchen is completed with a centre island and modern fitted appliances. The generous main double bedroom has fitted wardrobes and there is a second bedroom that opens onto the other balcony. Accommodation is completed by a modern family bathroom with bathtub.

An array of local supermarkets, eateries and bars including the Canonbury Tavern, Goodbye Horses and The De Beauvoir Arms are all moments away from Northampton Street. The boutique shops and restaurants of Upper Street are also close by.

Northampton Street is set just 0.1 miles from Essex Road station which offers a frequent service to Moorgate in only 7 minutes. Highbury and Islington Station at 0.6 miles away offers the closest underground service on the Victoria line. Overground services run from Canonbury whilst Angel station offers the Northern line service at 0.8 miles distance. Many bus routes can be found across the road from Northampton Street on Essex Road for effortless transport to Central London.



Northampton Street, N1
Approx. Gross Internal Floor Area 533 sq. ft / 49.55 sq. m



THIRD 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.



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		
55-68	D		66 D
39-54	E	46 E	
21-38	F		
1-20	G		