



CLAREMONT SQUARE, N1
£1,250,000 LEASEHOLD

Winkworth



CLAREMONT SQUARE, N1

Set in this larger than average Grade II listed Georgian property on Claremont Square is this exceptionally stunning three bedroom maisonette.

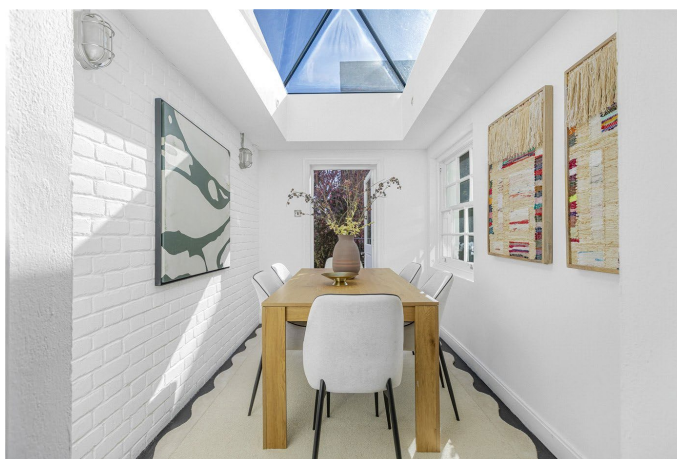
Striking a tasteful balance between immaculate interior design and wealth of original, 1820, period features including cornicing, shutters and fireplace; this is a true gem.

The remarkably wide reception room on the raised ground floor has a wealth of natural light streaming through a beautifully large window at the front and a separate eat in kitchen with French windows overlooking the garden at the rear.

The property also includes a fully fitted family bathroom, Two large double bedrooms, master with en-suite and walk in wardrobe, a small single bedroom, perfect as a home office and a large private south facing garden at the rear which is exposed to both morning and afternoon sun.

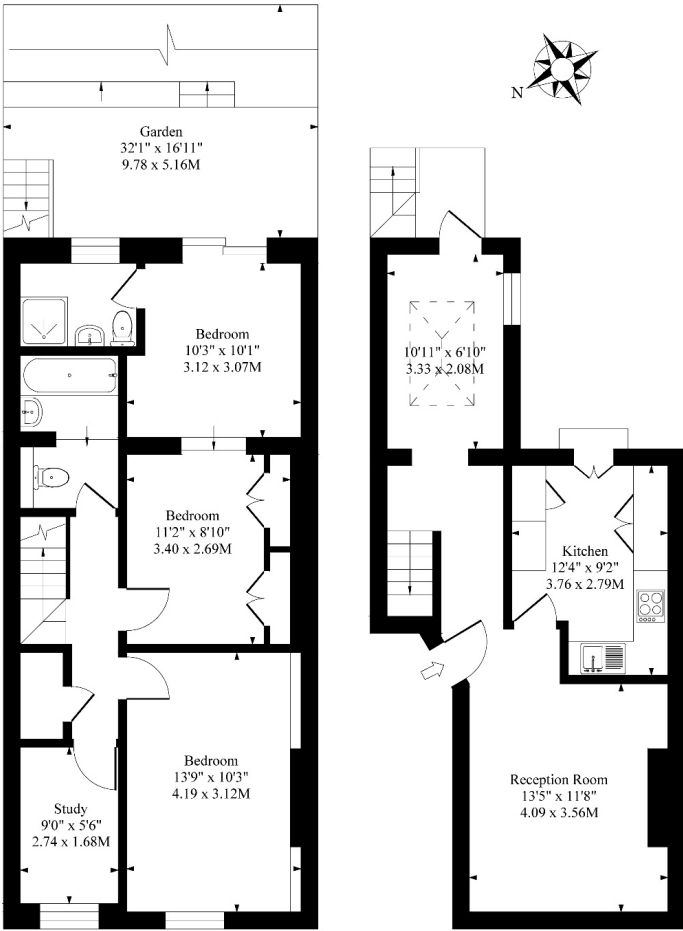
Set in the heart of the 'Amwell Village', Claremont Square is well placed and just moments away from the hustle and bustle of Islington's Upper Street where you can find a plethora of exciting boutiques, restaurants and bars. Exmouth Market, Farringdon, Kings Cross and Angel are all within walking distance.

Leasehold: Approx. 101 years remaining
Service Charge: TBC
Ground Rent: £10
Council Tax: Band F





Claremont Square N1



Lower Ground Floor

Ground Floor

Approximate Gross Internal Area

1065 Sq Ft - 98.94 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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