



HULLBRIDGE MEWS, N1
£400,000 LEASEHOLD

A FANTASTIC ONE BED PURPOSE BUILT FLAT IN ISLINGTON

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DESCRIPTION:

This wonderful flat is set across the raised ground floor of a quiet mews in Islington. Spanning almost 500sqft, the property benefits from its own front door and is flooded with natural light. As you enter the flat, you will find the well-kept family bathroom. Further down the hall is the generous master bedroom, which includes an inbuilt wardrobe. Lastly, you will enter a south-facing reception room which leads to the sizeable eat-in kitchen. The property further benefits from an abundance of storage and a communal garden.

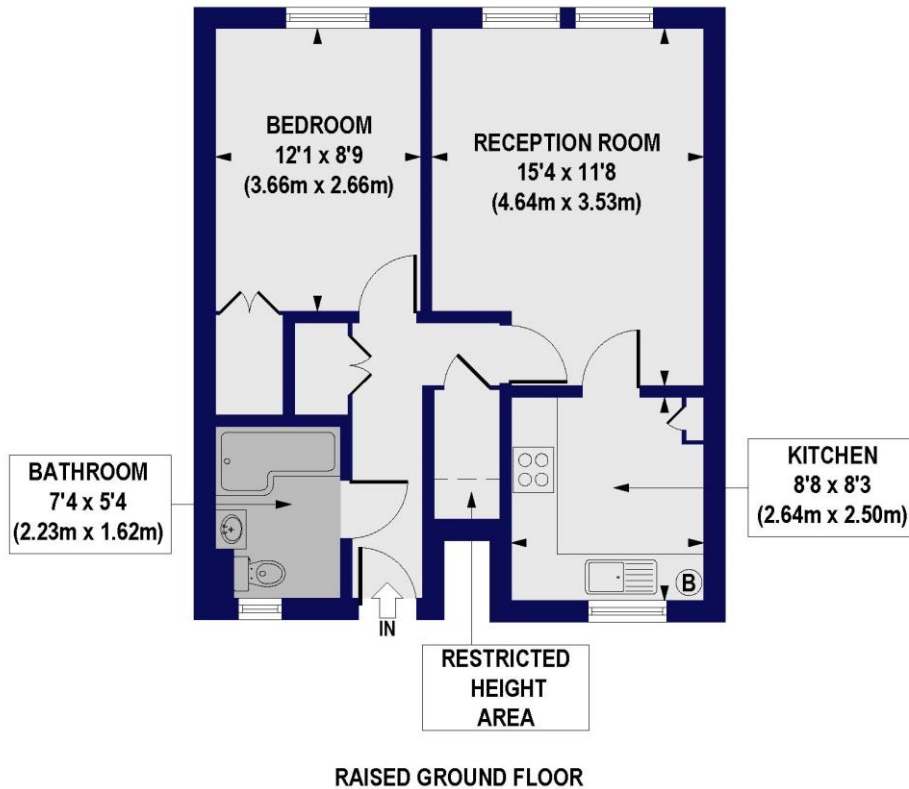
Hullbridge Mews is located between Essex Road and De Beauvoir. Transport to the City and Canary Wharf is easily facilitated by the overground services from Essex Road and various bus routes along New North Road, whilst frequent buses on Essex Road provide easy access to the West End. Upper Street, with its famous boutique shops, restaurants and bars, and Shoreditch with its selection of galleries, independent retailers, bars and eateries, are a short distance away.



Hullbridge Mews, N1

Approx. Gross Internal Floor Area 491 sq. ft / 45.66 sq. m(Including Restricted Height Area)

Approx. Gross Internal Floor Area 487 sq. ft / 45.22 sq. m(Excluding Restricted Height Area)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C	79	81
	D		
	E		
Not energy efficient - higher running costs	F		
	G		
England, Scotland & Wales		EU Directive 2002/91/EC	