



GOSWELL ROAD, EC1
£850,000 LEASEHOLD WITH SHARE OF FREEHOLD

Winkworth



GOSWELL ROAD, EC1

At approximately 975 sq ft, this spacious two-bedroom apartment comes with a private balcony and is being sold chain free.

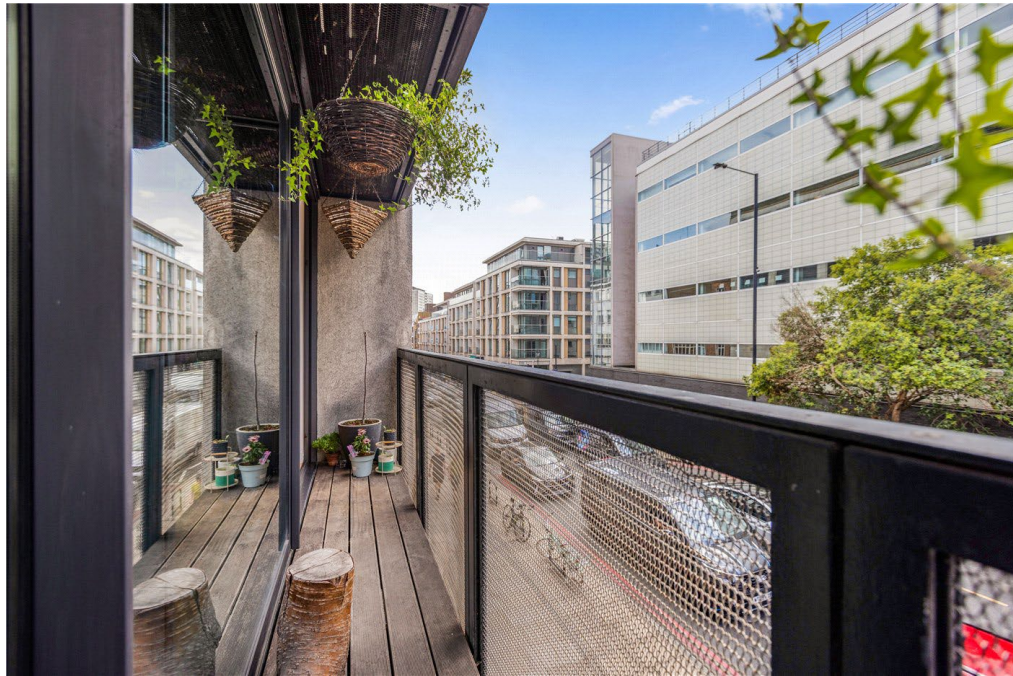
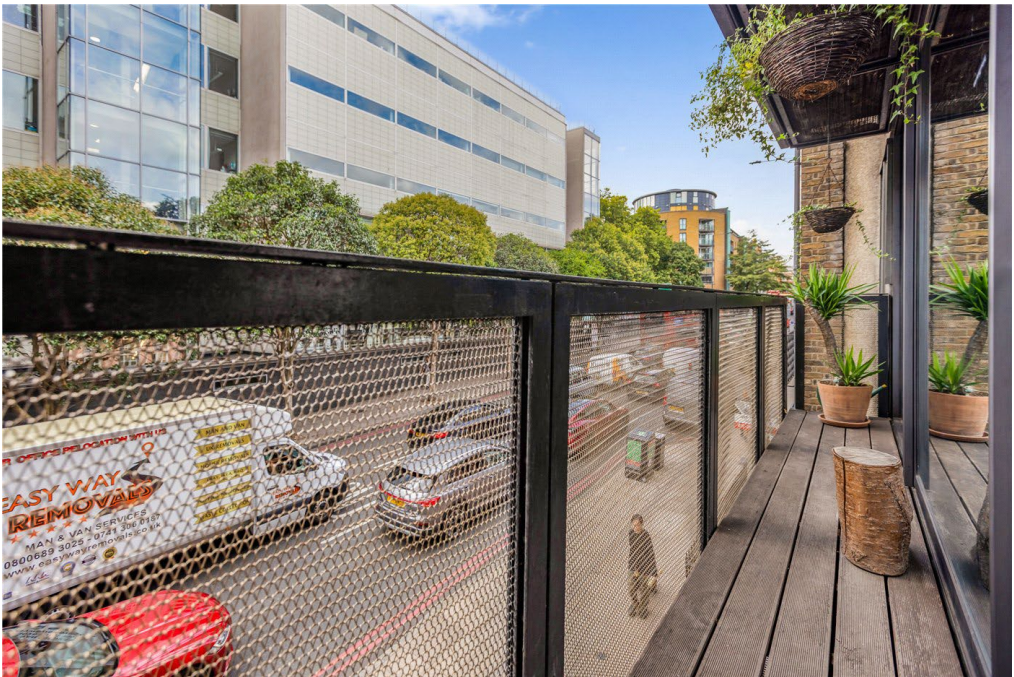
Located close to Angel Station and within easy reach of The City. This well-proportioned apartment is situated on the 1st floor of a stylish, modern development that has lift access. There is a wonderful sense of light and space throughout the property, and it also benefits from a full length southwest-facing balcony.

The main living area is spacious and well-lit by floor to ceiling windows. There is room to accommodate a separate dining area and direct access to the balcony. The kitchen comes with an island, fully integrated appliances including a dishwasher and fridge-freezer units.

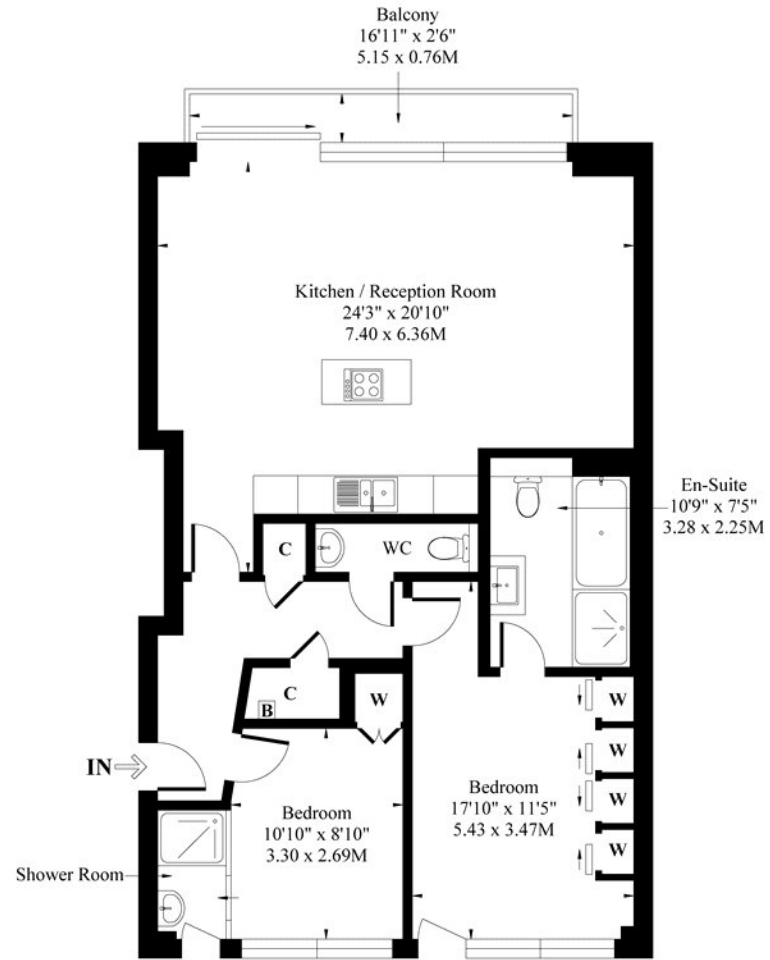
The double bedrooms are both spacious and offer great storage options via built-in Poliform wardrobes in the master bedroom, which also benefits from its own private en-suite shower room. The large, well-appointed bathroom suite and multiple storage cupboards are accessible from the main hallway. Goswell Road is conveniently located and provides easy access to Islington's ever-popular Upper Street and fashionable Clerkenwell. The City is around a fifteen-minute walk South and for a great selection of cafe's, bars and restaurants the popular Exmouth Market, Upper Street and nearby Shoreditch are within easy reach.

Tenure: Leasehold with Share of Freehold
Lease Length: approx. 981 years remaining
Service Charge: approx. £5,800 per annum
Council Tax: Band F





Goswell Road, EC1V



Second Floor

Approx. Gross Internal Area: 964 Sq. Ft / 89.58 Sq. M

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

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