



Moriatry Close, Islington, London, N7

Asking Price: £365,000

Leasehold

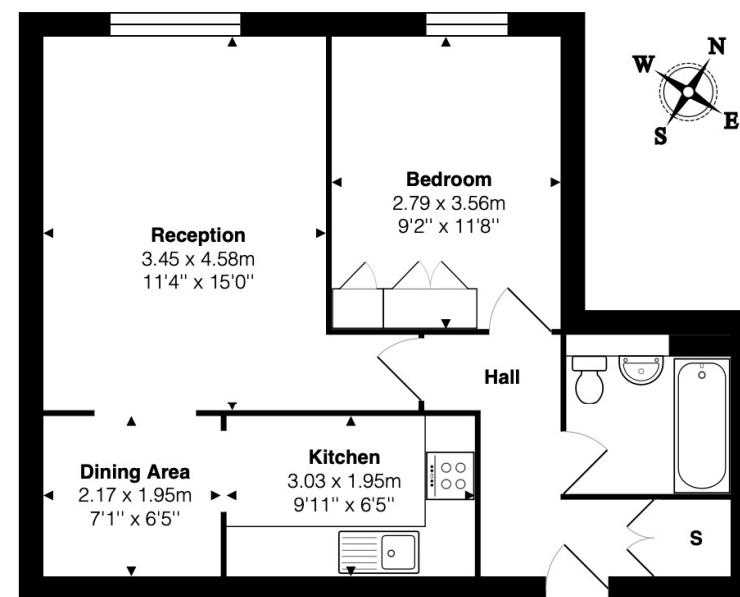
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This spacious and naturally bright purpose built apartment offers excellent living space of approximately 515 Sq.Ft and has been tastefully decorated throughout. Situated on the 3rd floor, this unique property comprises of spacious reception room, separate dining room, fitted kitchen with large amount of preparation space, larger than average double bedroom and fully tiled bathroom suite. Further benefits to the property include double glazed windows, Wooden flooring, built in storage space and sole access to the loft space.

Moriatry Close is a private development located in an ever changing part of Islington which has seen its popularity grow in recent years with the redevelopment of Kings Cross being felt all the way along Caledonian Road with global companies like Google and You Tube making an impact, this along with the new shopping outlets and leisure facilities. A full range of amenities can be found close by on Holloway Road including Waitrose and Morrison's, local eateries, independent coffee shops and fresh food market.

The area is serviced by a number of transport links with Caledonian Road Underground Station (Piccadilly Line) 14 minutes' walk, Holloway Road Underground Station (Piccadilly Line) 13 minutes' walk (Google) and Drayton Park Station also easily accessible. There is also a number of Bus routes close by including 263, 271, 393, 17, 91 and 259 (some 24hr services) providing quick and direct access to the West End, City and Kings Cross/St Pancras International.

- Leasehold
- 963 years left on Lease
- Top floor flat
- Allocated parking space
- Gated development
- spacious Double bedroom
- Chain Free.



2nd Floor

Total Area: 47.8 m² ... 515 ft²

All measurements are approximate and for display purposes only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.