



Watkinson Road, Islington, London, N7

**Offers in excess of:
£300,000**

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The property provides approximately 449 sq ft of well-proportioned living space and has been recently modernised, including updated flooring, creating a clean and contemporary feel throughout. The apartment features a comfortable reception room filled with natural light, a separate fitted kitchen, a spacious double bedroom, and a modern bathroom.

One of the standout benefits of this property is its fantastic location, situated just 0.1 miles from Caledonian Road Underground Station (Piccadilly Line), providing quick and easy access into Central London, King's Cross, and the West End. The vibrant amenities, cafés, and restaurants of Islington, Holloway, and nearby Upper Street are also within easy reach.

Offered with a long lease of approximately 119 years, this is a superb low-maintenance home in a highly convenient location.

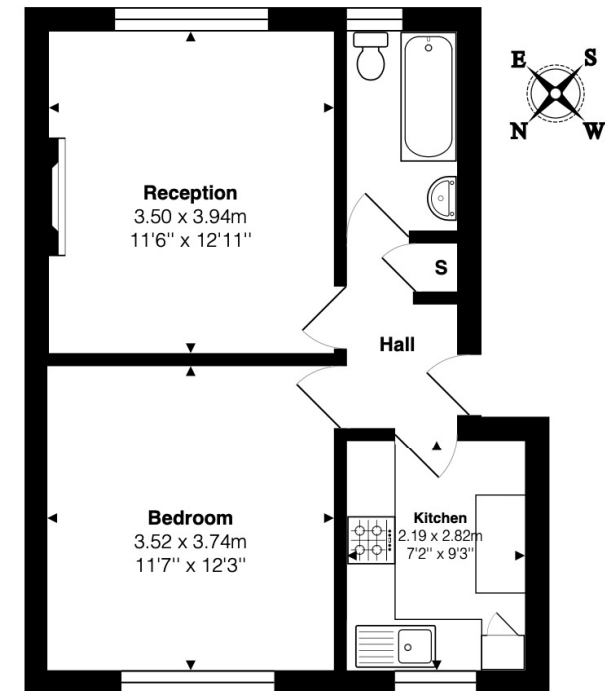
Early viewing is highly recommended.

Council Tax Band:

Service Charge (per annum): £1,928.86

Ground rent (per annum): £10.00

- Leasehold
- Purpose Built Development
- One Double Bedroom
- Long Lease 119 Years
- Caledonian Road Tube Station 0.1m
- Spacious Living Room
- Refurbished Separate Kitchen
- Close To Green Open Spaces
- Highbury & Islington Station 0.8m



2nd Floor

Total Area: 41.7 m² ... 449 ft²

All measurements are approximate and for display purposes only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 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.