





SOUTHGATE ROAD, LONDON, N1

£650,000 LEASEHOLD

A BEAUTIFULLY RENOVATED TWO BEDROOM APARTMENT WITH 550 SQ.FT. (APPROX.) TERRACE IN N1

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

A rare find: 786 sq ft of stylishly renovated living with a very large very rare for central London 550 sq ft south-facing private terrace, perfect for summer dining, entertaining, gardening and exercising. This is Architect-designed throughout, the flat features rare large 3-meter ceilings, pocket doors and Crittall-style window glazing.

It has an open-plan living space with a bespoke quartz kitchen and new Samsung kitchen appliances, a master bedroom with fitted wardrobes, a second double bedroom, and a bathroom with full-size bath. It's recently renovated and a fully painted. In addition, the boiler, plumbing and electrics are all newly upgraded which is a real bonus. This flat is situated on a modern apartment block. It's secure and portered 24 hours with dedicated staff.

Furthermore, the flat is a stroll into the London City with a bus (76, 141) ride from outside the door on multiple routes! Just under half a mile to Haggerston overground (7' walk), 10' walk to Essex Road station (Great Northern Line), 17' walk to Old Street Station, 20' walk to Highbury & Islington station with Regent's canal on your doorstep.

There are plenty of local bars, coffee shops and restaurants including a Tesco express just at the entrance of the building. You will be 15' walking distance from the Victoria Park, 20' from the Clissold Park and just across the road is the rosemary gardens park.

You will also get access to a free in the building Gym and sauna as well as a professional 24hours concierge service. An underground secure car park space is also available upon request. For cyclists there's a secure dedicated bike storage area. This is a resident-run building under Right to Manage, giving real control over service charges. Something that will save you a lot through the years of ownership.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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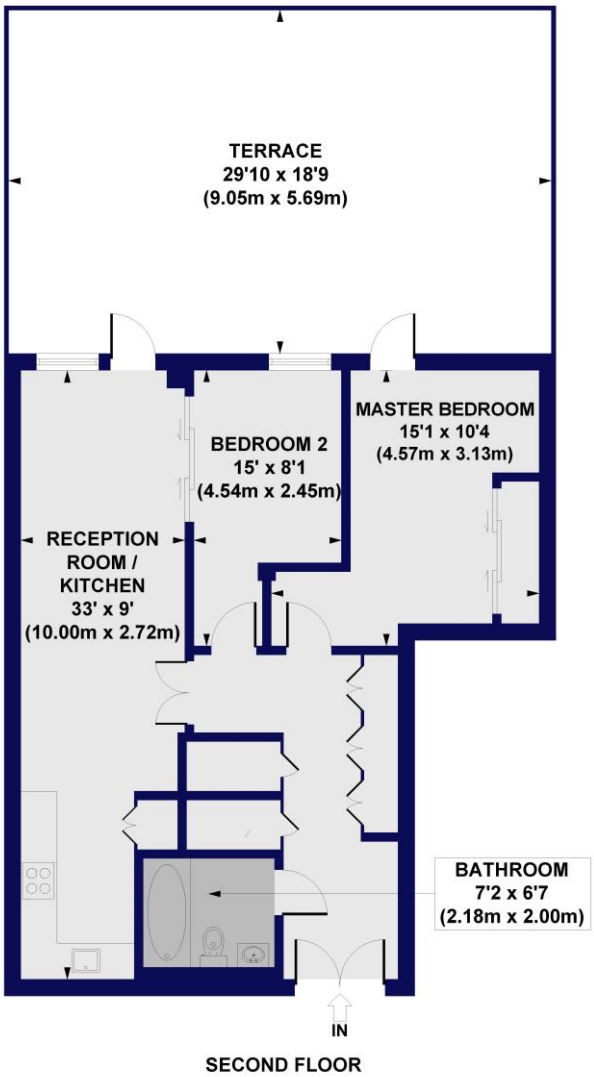




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Southgate Road, N1

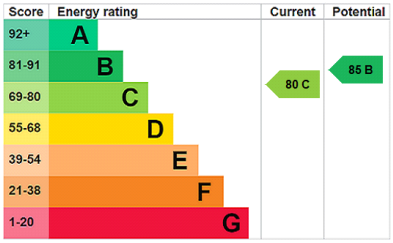
Approx. Gross Internal Floor Area 786 sq. ft / 73.05 sq. m



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.



https://www.winkworth.co.uk/sale/property/ISL260460

Tenure: Leasehold

Term: 103 year and 0 months (Subject to change)

Service Charge: £3750 per annum (approx.)

Ground Rent: £250 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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