



## Huntingdon Street, London, N1 1BX

Asking Price: £600,000 Share of  
Freehold

**1 Bedroom | 1 Reception Room | 1 Bathroom**

A beautifully presented share of freehold one-bedroom flat  
within a charming period property.

- Share of Freehold 936 years 9 months
- Service charge: share of outgoings
- Ground rent: n/a



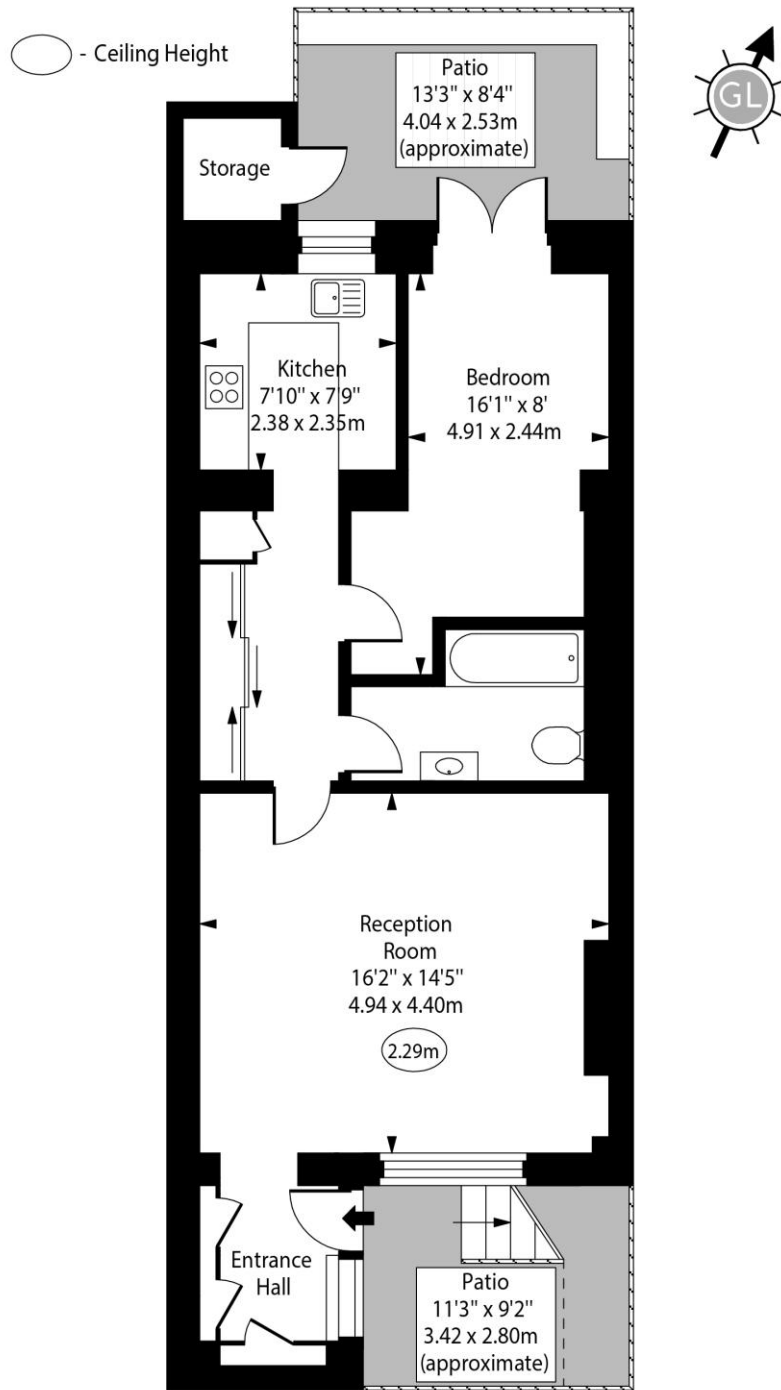
## Huntingdon Street, London, N1 1BX

A spacious and bright share of freehold one-bedroom flat arranged on the lower ground floor of a substantial Victorian period property, located within the Barnsbury Conservation Area.

The flat presents beautifully, offering superb storage throughout, a private street entrance, exclusive use of a patio garden, and a feature fireplace.



# Huntingdon Street, N1



Lower Ground Floor

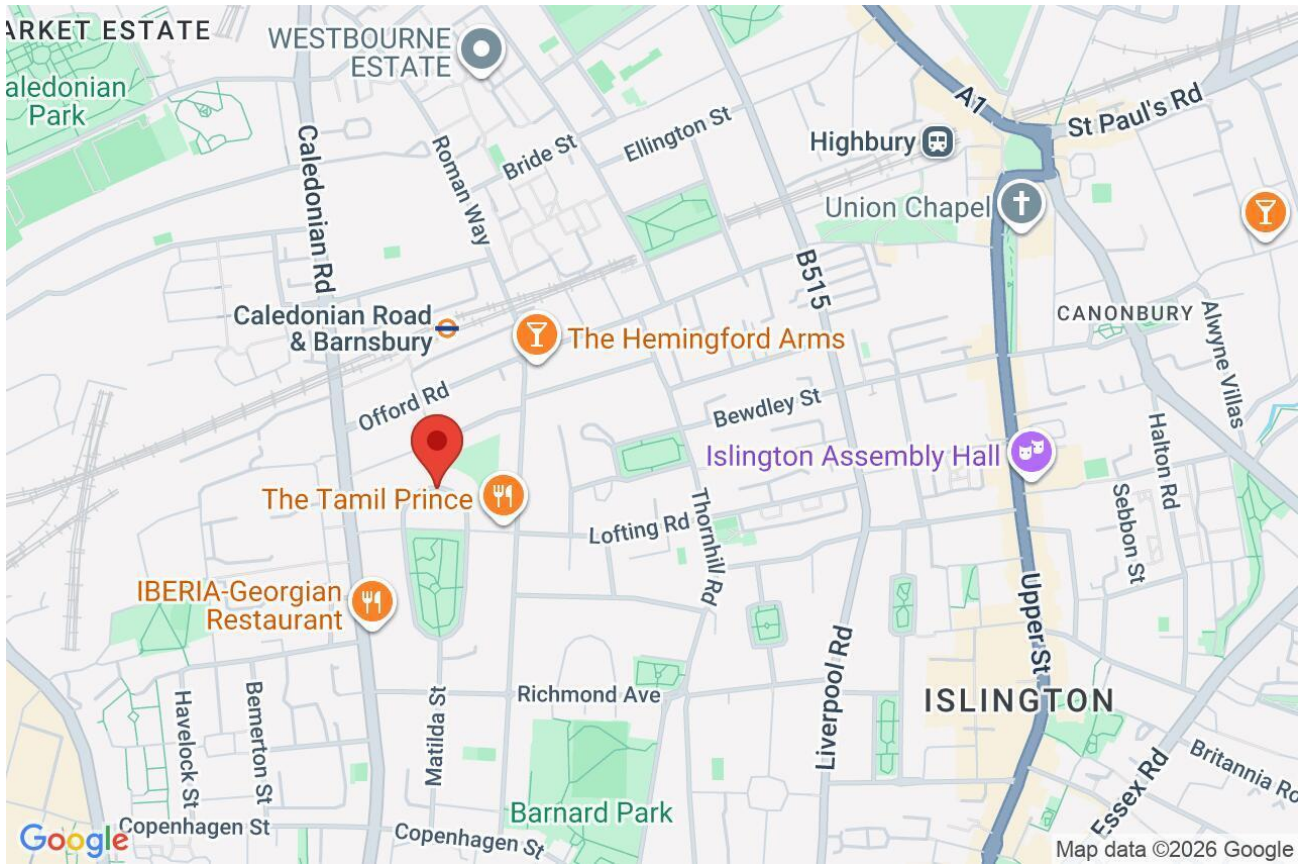
Approx Gross Internal Area 618 Sq Ft - 57.41 Sq M  
(Excluding Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 031413D

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC