

hotblack desiato

ESTATE AGENTS

HALTON ROAD, N1 2AE

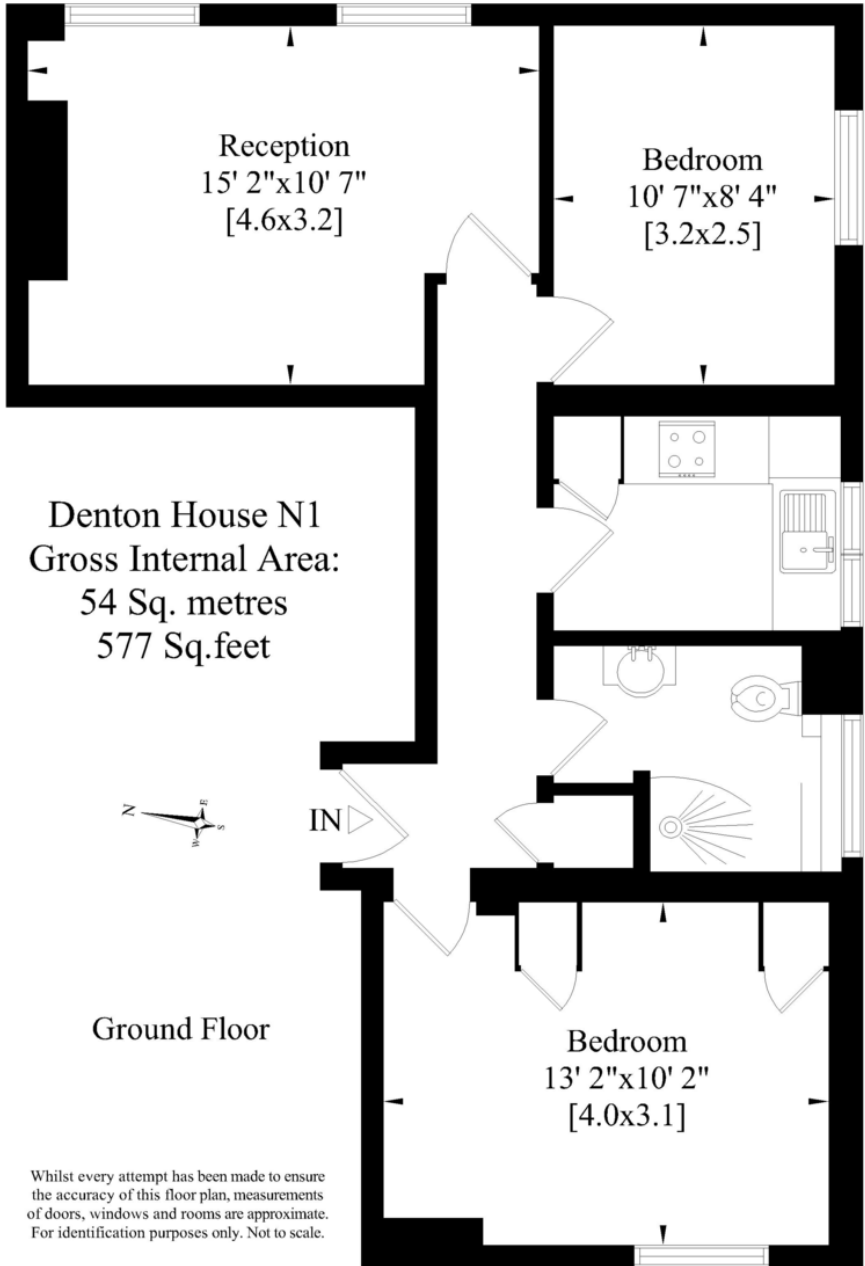
£475,000



A ground floor, two bedroom flat situated within this popular private block moments from Upper Street. Offering two double bedrooms, reception room and separate kitchen. There is also a modern shower room. Bingham Court is a gated private development with a porter, landscaped court yard and ample covered bicycle storage. All the amenities of Canonbury and Upper Street are close at hand offering a huge range of excellent shops, bars and restaurants.

- Ground floor flat
- Two bedrooms
- Reception room
- Kitchen
- Shower room
- Leasehold (92 years remaining)
- Service Charge: £2,272 p/a
- Ground Rent: £150 p/a
- Council Tax: £1,1710.24 (Band D)
- Approx. Sq Ft: 577 sq ft
- Rental Estimate: £475 p/w





Denton House N1
Gross Internal Area:
54 Sq. metres
577 Sq. feet

Ground Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



TRANSPORT LINKS

Highbury & Islington (Victoria/Overground line) station is approximately 0.5 miles away.
 Angel (Northern line) station is approximately 0.8 miles away.
 Essex Road (Overground line) station is approximately 0.2 miles away.
 There are numerous bus routes close by, giving access to the City and West End.

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- 1) these sales particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact, and
- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.