



## Brooksby Street, N1 1HA

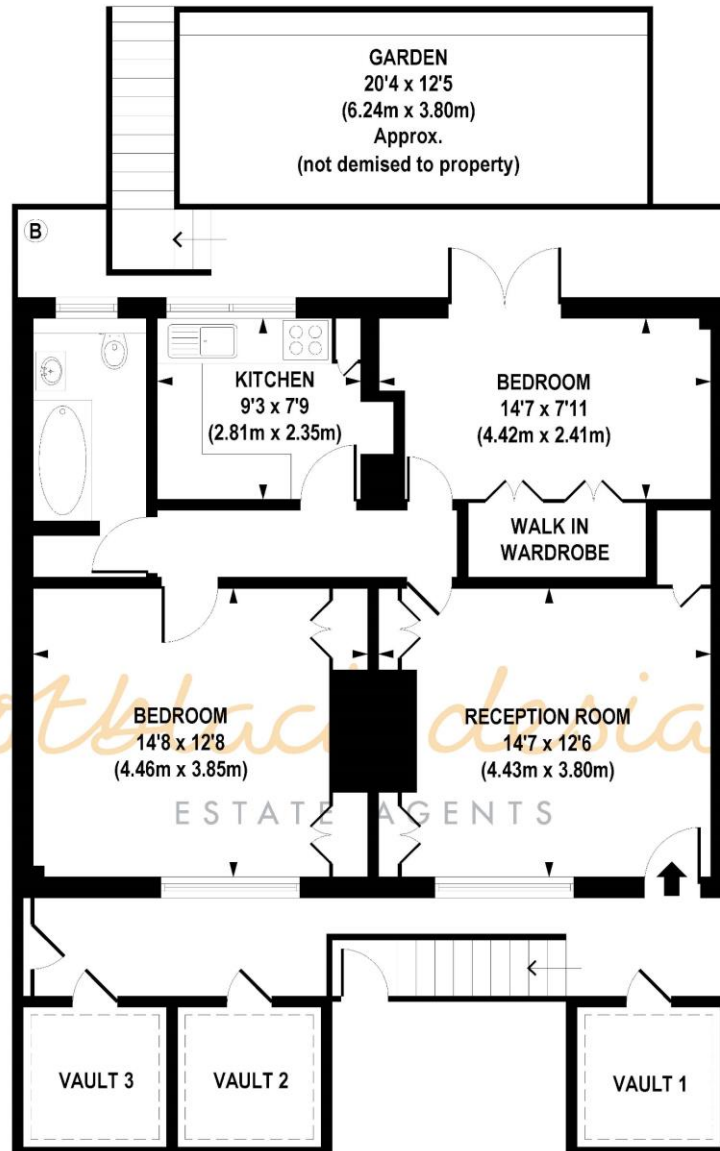
Asking Price: £775,000 Leasehold

A charming, bright two bedroom garden flat on the lower ground floor of a period, flat fronted conversion on one of Islington's most sought after streets.

Presented in good condition throughout and with sole access to the rear garden,

- Two Double Bedrooms
- Spacious Reception
- Sole Use of Rear Garden
- Leasehold (101 years remaining)
- Service Charge: £840 p/a
- Ground Rent: £10 p/a
- Approx 725 Sq Ft






LOWER GROUND FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 725 sq. ft / 67.33 sq. m  
(Excluding Vaults - Vaults 2 & 3 may not be demised to property)**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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                                                                          |
| <i>Very energy efficient - lower running costs</i> |                         |                                                                                    |
| (92+) <b>A</b>                                     |                         |                                                                                    |
| (81-91) <b>B</b>                                   |                         |                                                                                    |
| (69-80) <b>C</b>                                   | 79                      | 79                                                                                 |
| (55-68) <b>D</b>                                   |                         |                                                                                    |
| (39-54) <b>E</b>                                   |                         |                                                                                    |
| (21-38) <b>F</b>                                   |                         |                                                                                    |
| (1-20) <b>G</b>                                    |                         |                                                                                    |
| <i>Not energy efficient - higher running costs</i> |                         |                                                                                    |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |  |

