



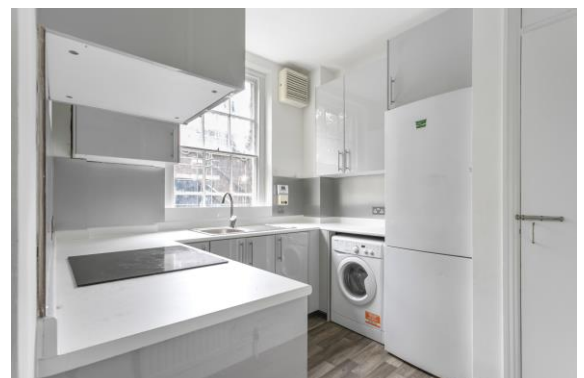
## Tibberton Square, London, N1 8SF

Asking Price: £575,000 Leasehold

**2 Bedrooms | 1 Reception Room | 1 Bathroom**

A bright, airy raised ground floor apartment in a converted period building in Islington

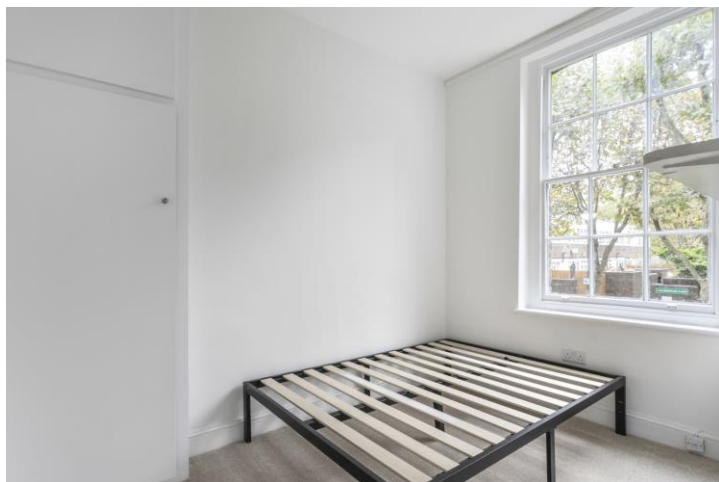
- Leasehold 88 years 11 months, vendor might consider extension for right offer
- Service charge: £700pa
- Ground rent: £10pa

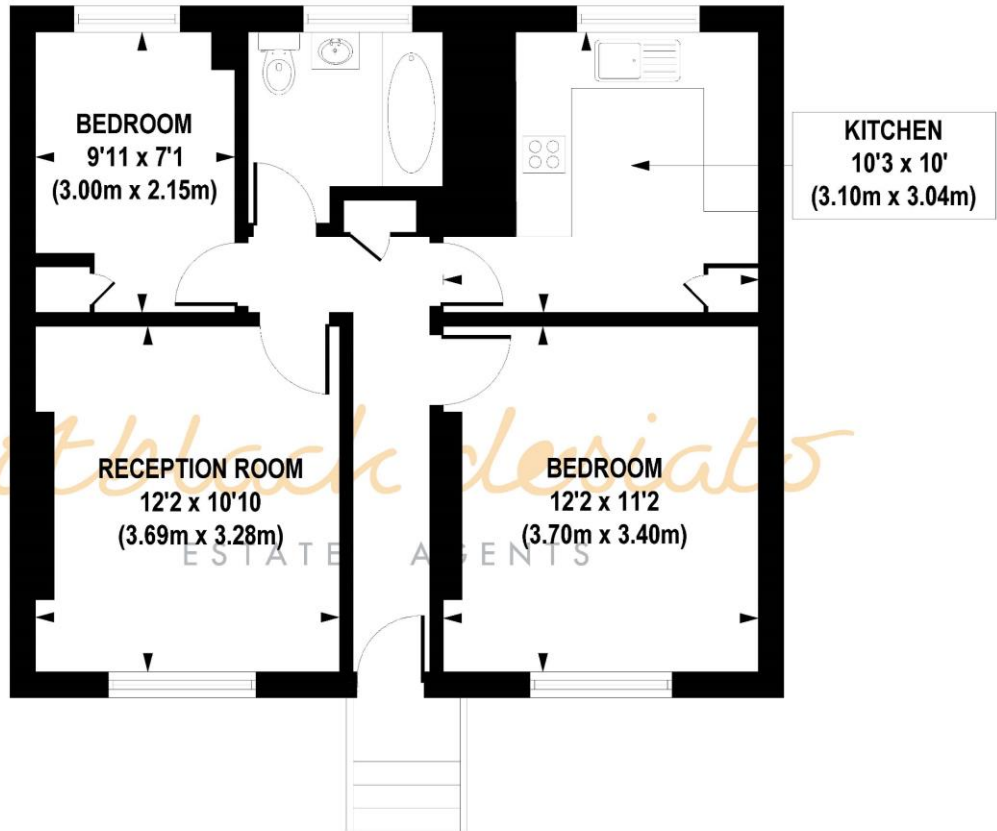


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A turn away from ever popular Popham's Bakery, this quite garden square enjoys period buildings on all sides. Perched on the raised ground floor, this two bedroom flat is blessed by sunlight through large sash windows as well as a tranquil location away from the main roads.

Two bedrooms are complemented by bathroom, lounge and eat in kitchen. The property is offered



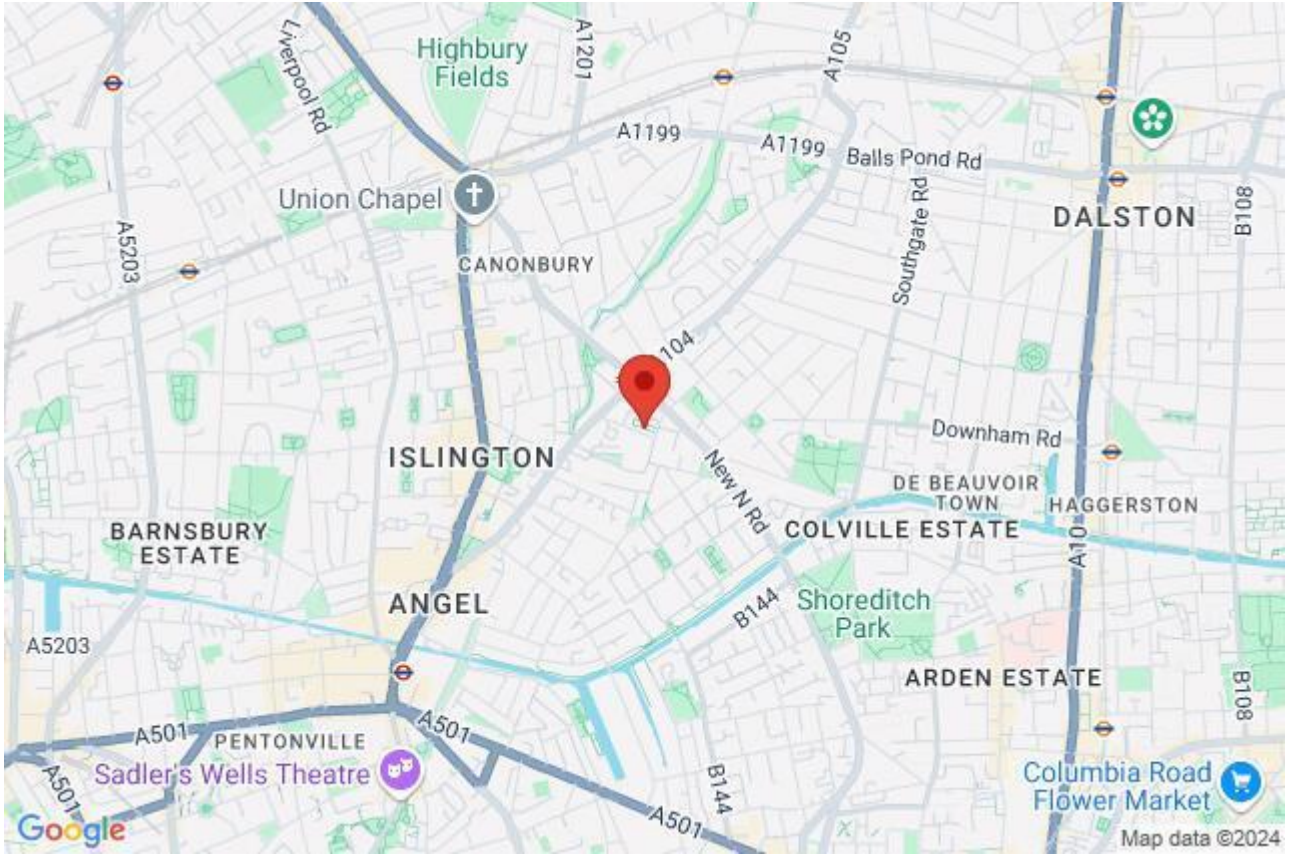


RAISED GROUND FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 587 sq. ft / 54.52 sq. m**

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
Very energy efficient - lower running costs	A		
B			
C		72	81
D			
E			
F			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	