



## Wedmore Gardens, Islington, London, N19 4SY

Asking Price: £330,000 Share of  
Freehold

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

A lovely, affordable, first floor flat in a modern block near Holloway Road. Set back from the main road, this apartment is quiet and set in a residential, non-estate location.

- Share of Freehold 949 years
- 411 Approx Sq Ft
- Service charge £2,720 pa



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Very well appointed flat located on the first floor of this purpose built block on this cul de sac road close to Archway Road. Spacious reception, separate kitchen, large double bedroom, & luxury bathroom. The property further benefits from private off street parking. Amenities of Islington & Highgate village are minutes away.

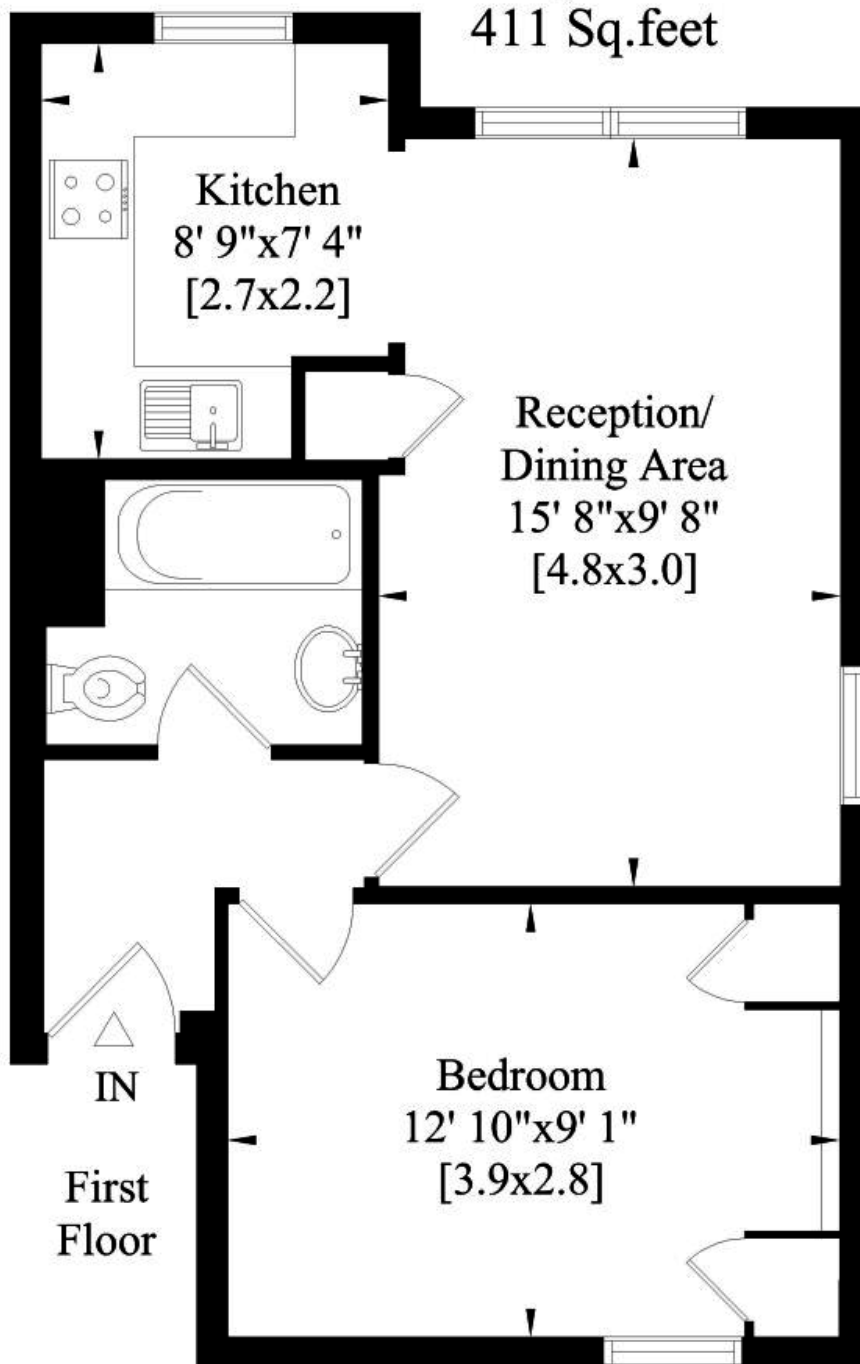
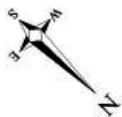


# Wedmore Gardens N19

Gross Internal Area:

38 Sq. metres

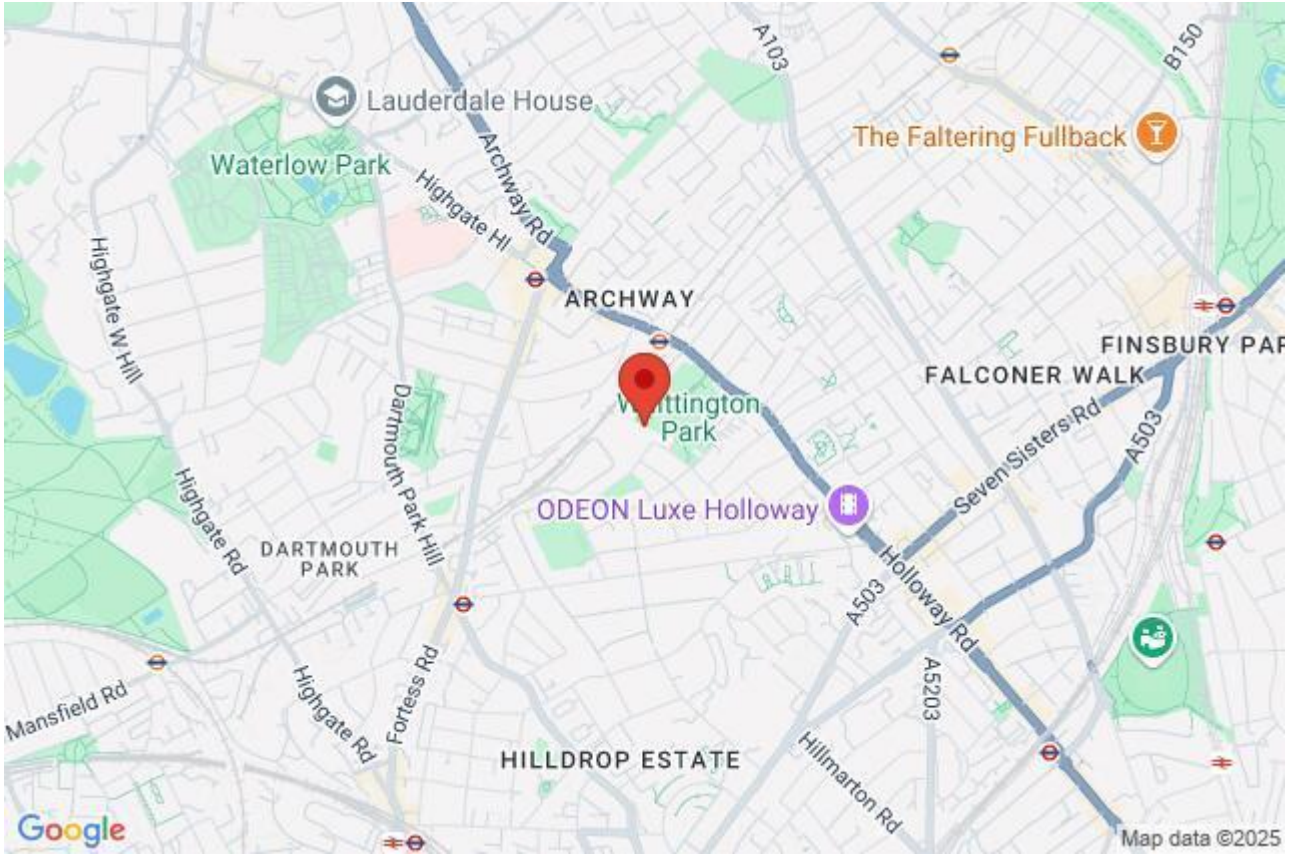
411 Sq. feet



First  
Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and Sq. footage are approximate within 5% accuracy. For identification purposes only. Not to be used as part of the decision to buy. You must recheck all details before purchase and only purchase when you have confirmed them. No appliances tested. Not to scale. © www.steele.london - Email: [patricia@steele.london](mailto:patricia@steele.london) - Tel: 07847 219401

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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	84