hotblackdesiato



Batchelor Street, London, N1 0EG

Asking Price: £485,000 Leasehold

1 Total Bedroom | 1 Reception Room | 1 Bathroom

A beautifully presented first floor one-bedroom apartment, ideally located in one of Islington's most sought-after spots.

• Features a well-maintained shared patio space, offering a peaceful escape in the heart of Islington

• Perched on the first floor, the apartment benefits from a naturally bright and airy ambiance throughout.

Chain Free

• First floor





Hotblack Desiato

T: 020 7288 9696

www.hotblackdesiato.co.uk

40 Batchelor Street, London, N1 0EG

This superb one-bedroom apartment boasts well-proportioned interiors throughout and is ideally positioned in a sought-after Islington location. The property features a generous double bedroom with ample space for storage, along with additional storage cupboards located throughout the flat, offering excellent practicality. Residents also benefit from access to a communal patio area, adding a pleasant outdoor space to this well-presented home.



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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 IPMS 2. Not To Scale. www.goldlens.co.uk Ref. No. 028310D

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 RIICS 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⁺⁾ A		
(81-91) B		
(69-80)	07	75
(55-68)	67	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		