



Wakelin House, Sebbon Street, London, N1 2EF

Asking Price: £485,000 Leasehold

A beautifully presented one-bedroom apartment set on the third floor of this attractive period building, ideally positioned on the Islington/De Beauvoir border.

- Leasehold 106 years 9 months
- Service charges: £2160 pa
- Ground rent: £10pa



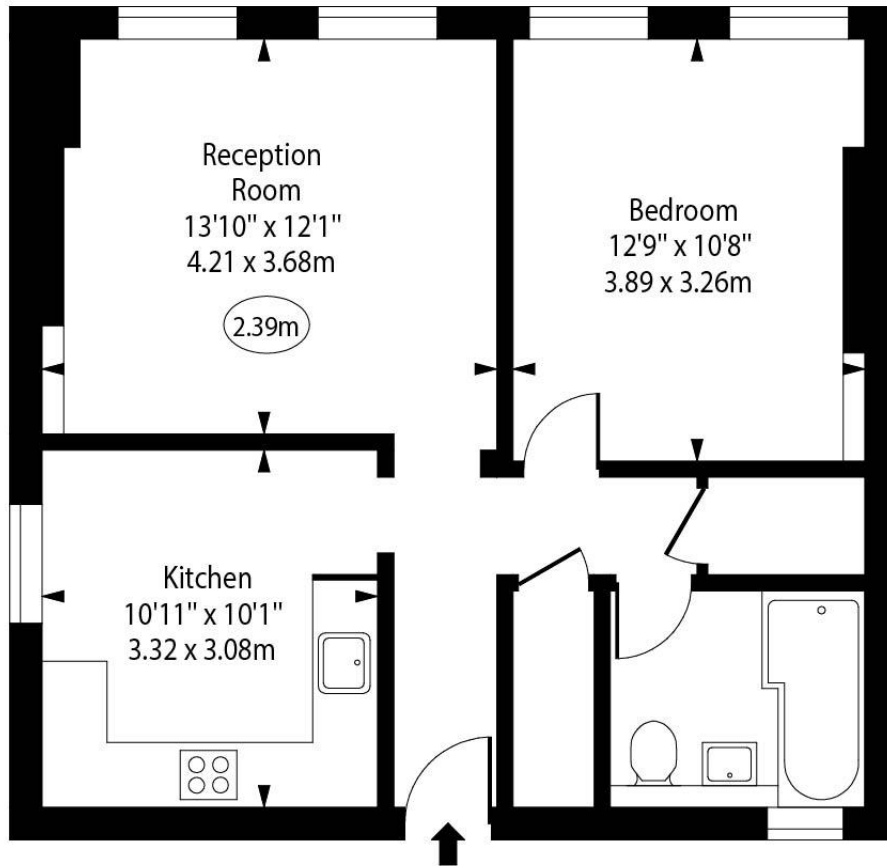
Wakelin House, Sebbon Street, London, N1 2EF

Set on the third floor of the well-maintained Wakelin House, this beautifully presented one-bedroom apartment offers spacious and thoughtfully arranged accommodation extending to approximately 581 sq ft, ideally positioned on the highly sought-after Islington/De Beauvoir border.



Wakelin House, Sebbon Street, N1

○ - Ceiling Height



Third Floor

Approx Gross Internal Area

581 Sq Ft - 53.96 Sq M

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. Not To Scale.

www.goldlens.co.uk

Ref. No. 030399WI

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.



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