



King Henrys Walk, London, N1 4NW

Asking Price: £450,000 Leasehold

1 Total Bedroom | 1 Reception Room | 1 Bathroom

Quiet, practical one bedroom modern apartment in a small private development, close to Essex Road/ Angel, Newington Green and Highbury

- Leasehold 163 years 10 months
- Service charge: £2800pa inc ground rent
- Double aspect, bright and airy throughout
- Extensive and private communal gardens plus shared off road parking



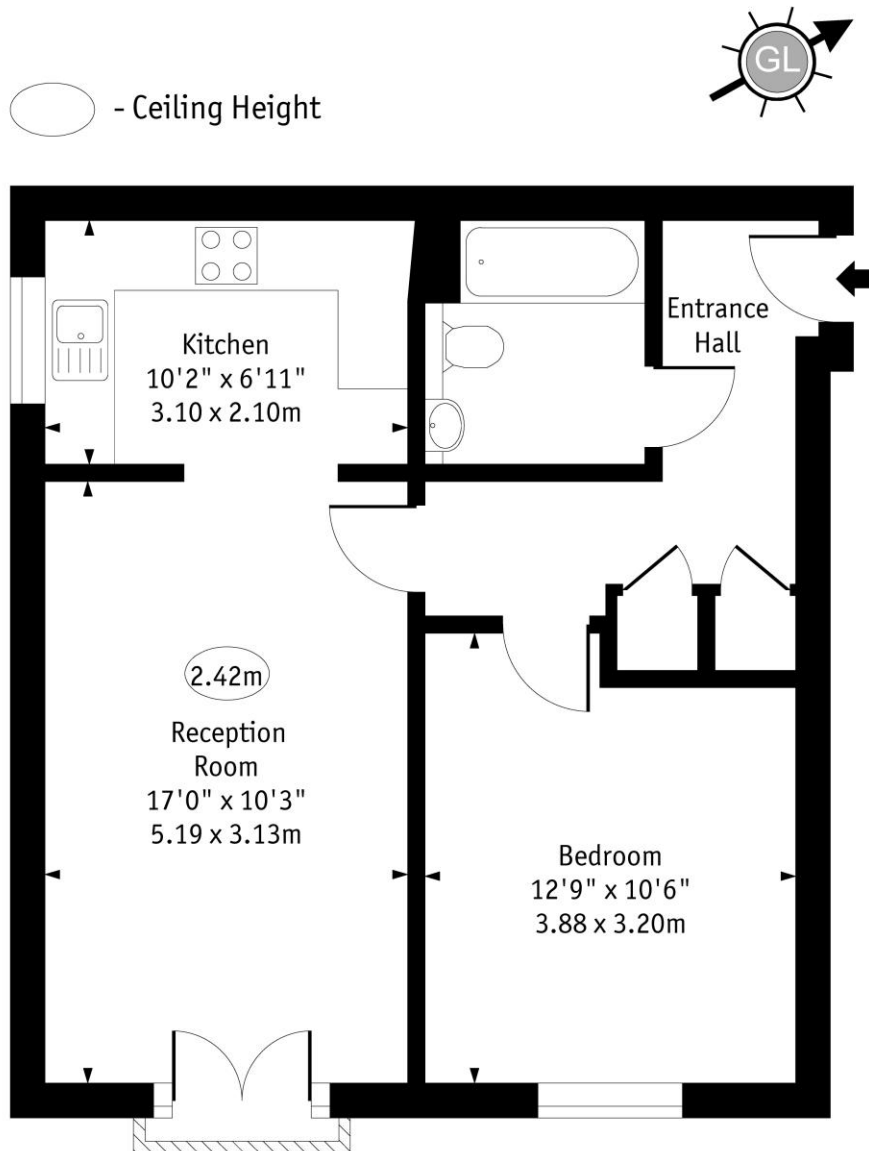
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Set in a peaceful cul-de-sac location, this low maintenance modern apartment enjoys connections to multiple neighbourhoods, whilst also enjoying relative peace and quiet.

Just to the south is Essex Road leading into Angel with a bewildering array of eateries, gyms and amenities. North is Newington Green and Stoke Newington, boasting Jolene, Perilla and more



King Henry's Walk, N1



First Floor

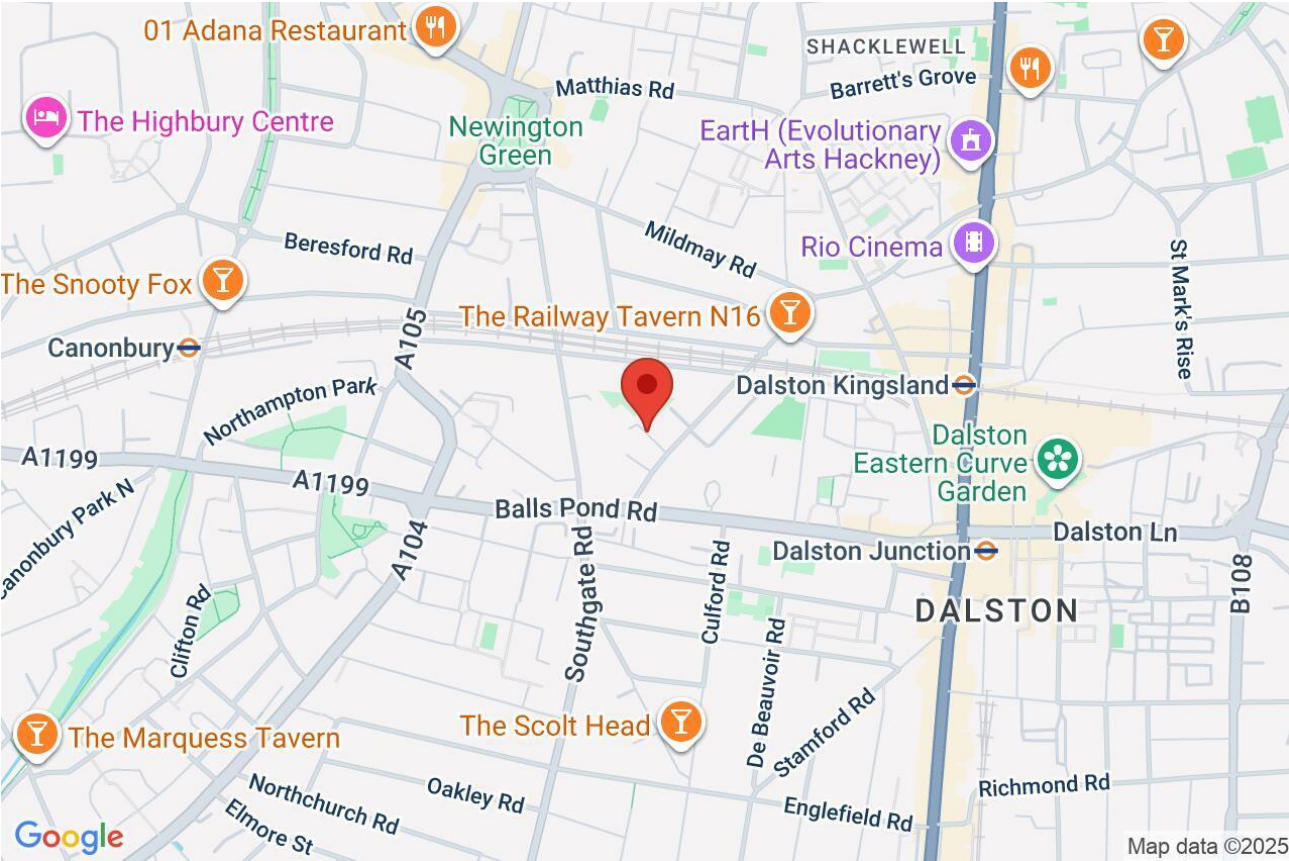
Approx Gross Internal Area 521 Sq Ft - 48.41 Sq M

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.

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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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		