



## Almeida Street, London, N1 1TB

Asking Price: £450,000 Share of  
Freehold

**1 Bedroom | 1 Reception Room | 1 Bathroom**

A beautifully presented share of freehold studio garden flat, quietly positioned at the end of a peaceful cul-de-sac on sought-after Almeida Street. This charming Georgian period home offers an abundance of natural light, a private rear garden extending to approximately 30ft, and has been thoughtfully refurbished in recent years, creating a stylish and inviting living space in the heart of Islington.

- Share of Freehold
- Garden
- 432 Approx Sq Ft



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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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		