



## Almeida Street, London, N1 1TB

Asking Price: £460,000 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.

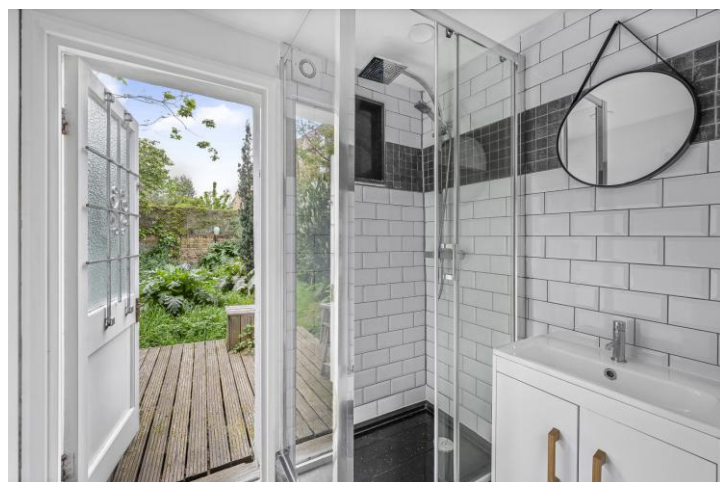
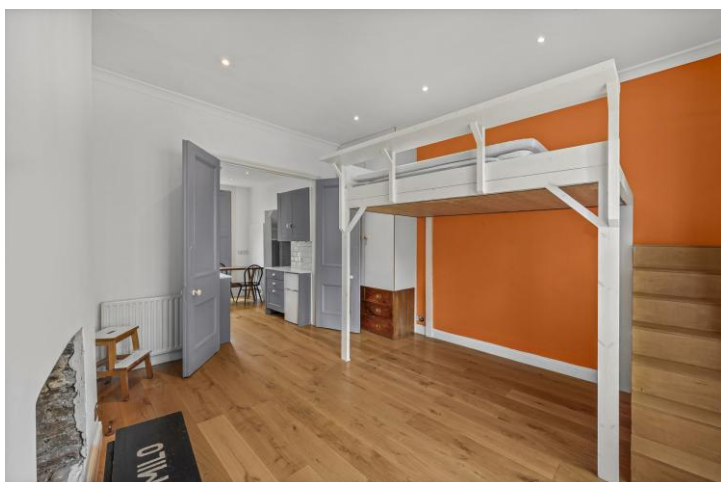
- Share of Freehold
- 432 Approx Sq Ft



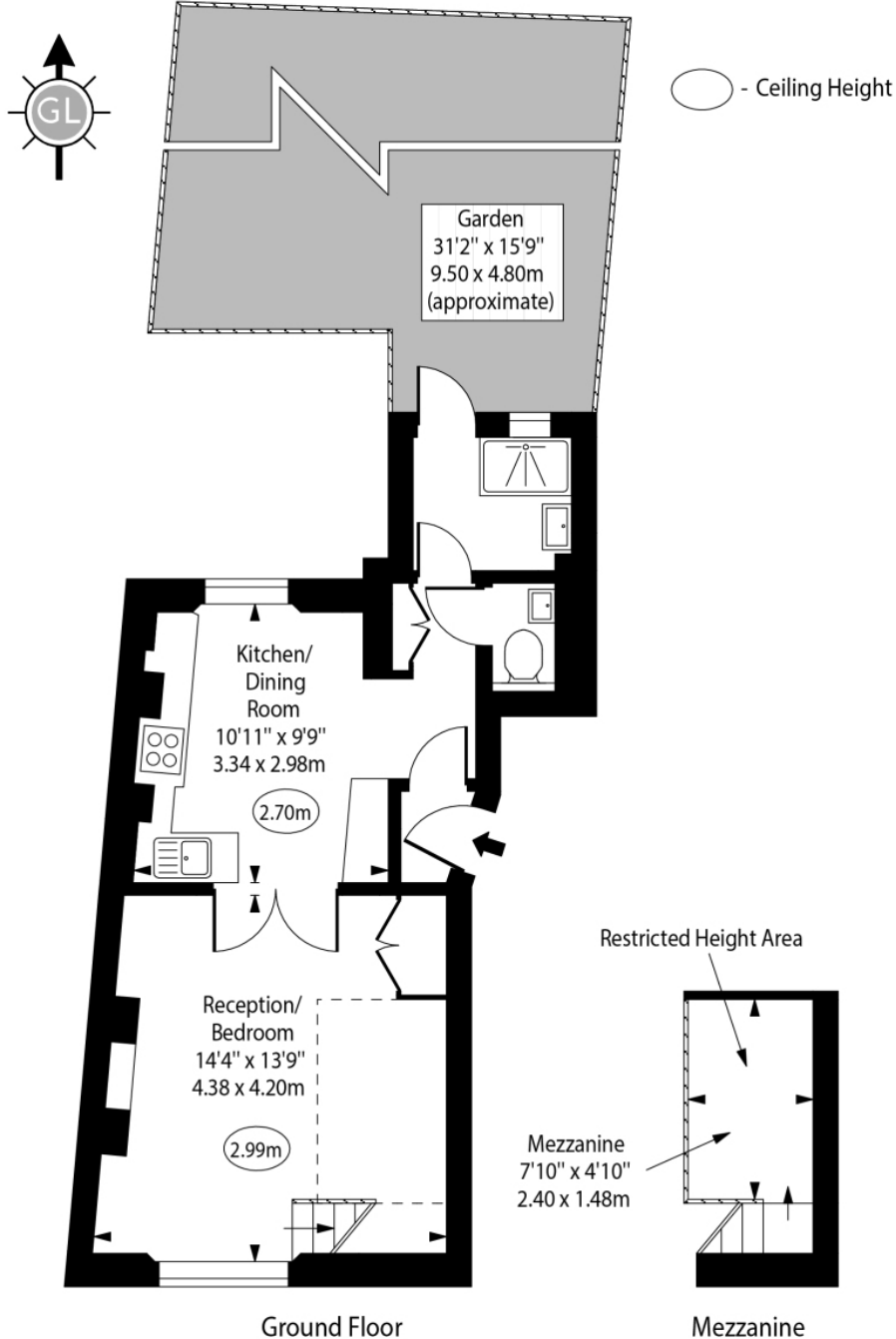
## Almeida Street, London, N1 1TB

Set within an attractive Georgian building, this well-proportioned share of freehold studio flat offers a bright and airy feel throughout, enhanced by large windows and a lovely sense of openness.

The property centres around a spacious reception/sleeping area, cleverly arranged to maximise both living and sleeping space, with a mezzanine level adding versatility and character.



# Almeida Street, N1



Approx Gross Internal Area 388 Sq Ft - 36.05 Sq M  
(Excluding Mezzanine)

Approx Gross Internal Area 432 Sq Ft - 40.13 Sq M  
(Including Mezzanine)

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. 031428J

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		