



Penn Road, Islington, London, N7 9RE

Guide Price: £350,000 Share of
Freehold

1 Bedroom | 1 Reception Room | 1 Bathroom

One bedroom flat in a quiet period conversion. This lovely ground floor apartment has access to large communal gardens, as well as being opposite a park, and with excellent transport links nearby

- Share of Freehold 975 years 10 months
- Service Charge: 19.8% share of expenditure
- Ground Rent: Peppercorn



Penn Road, Islington, London, N7 9RE



Penn Road N7
Gross Internal Area:
37 Sq. metres
397 Sq. feet
[Includes Reduced
Height Storage Under 1.5m]



IN

Reception
12' 3" x 11' 4"
[3.7 x 3.5]

Kitchen
7' 6" x 7'
[2.3 x 2.1]

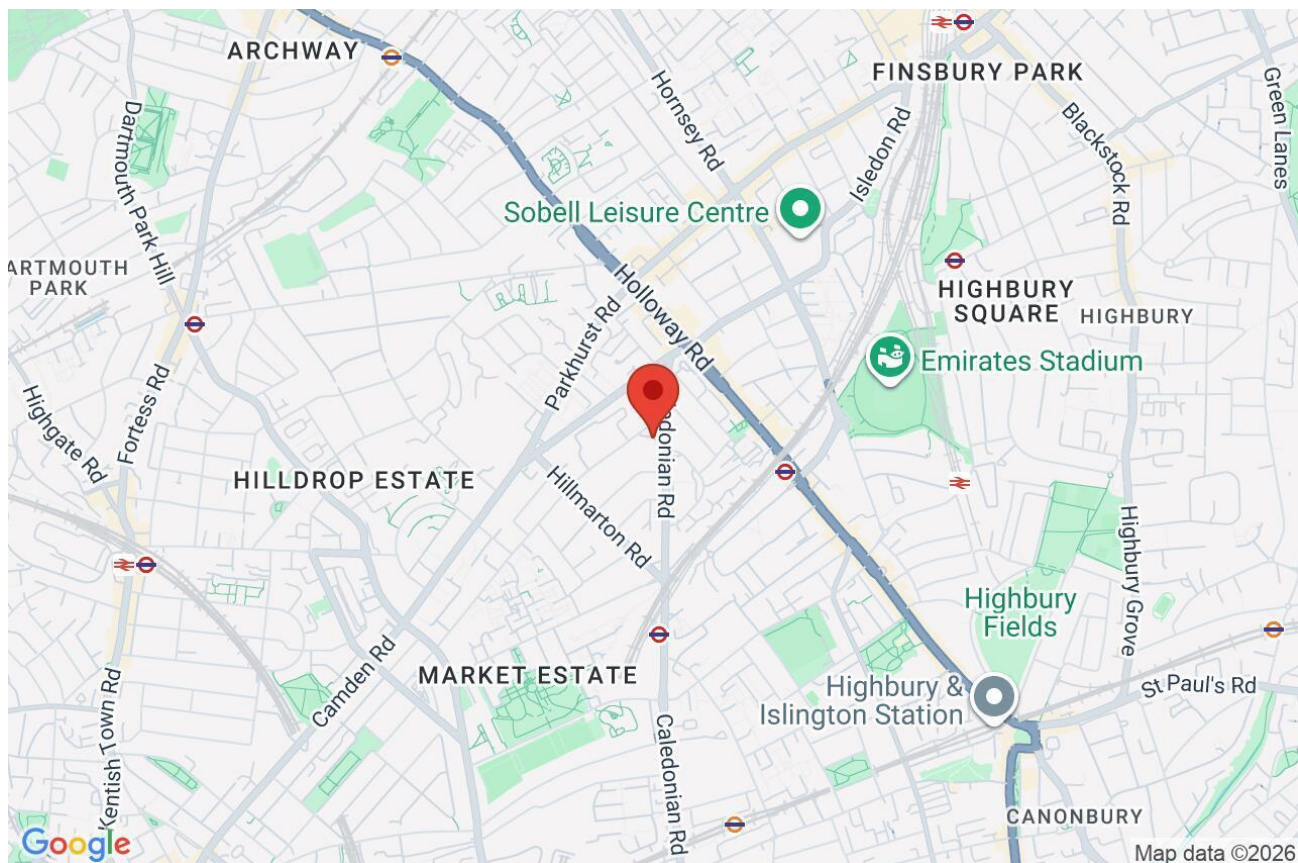
Reduced
Height
Under
1.5m

Bedroom
10' 6" x 7' 11"
[3.2 x 2.4]

Ground
Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and Sq. footage are approximate within 5% accuracy. For identification purposes only. You must recheck all details before purchase and only purchase when you have confirmed them.
Not to scale. © www.steele.london - Email: patricia@steele.london - Tel: 07847 219401

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	