



## Penn Road, Islington, London, N7 9RE

Guide Price: £375,000 Share of  
Freehold

**1 Total 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



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



IN

**Ground  
Floor**

**Reception**  
12' 3"x11' 4"  
[3.7x3.5]

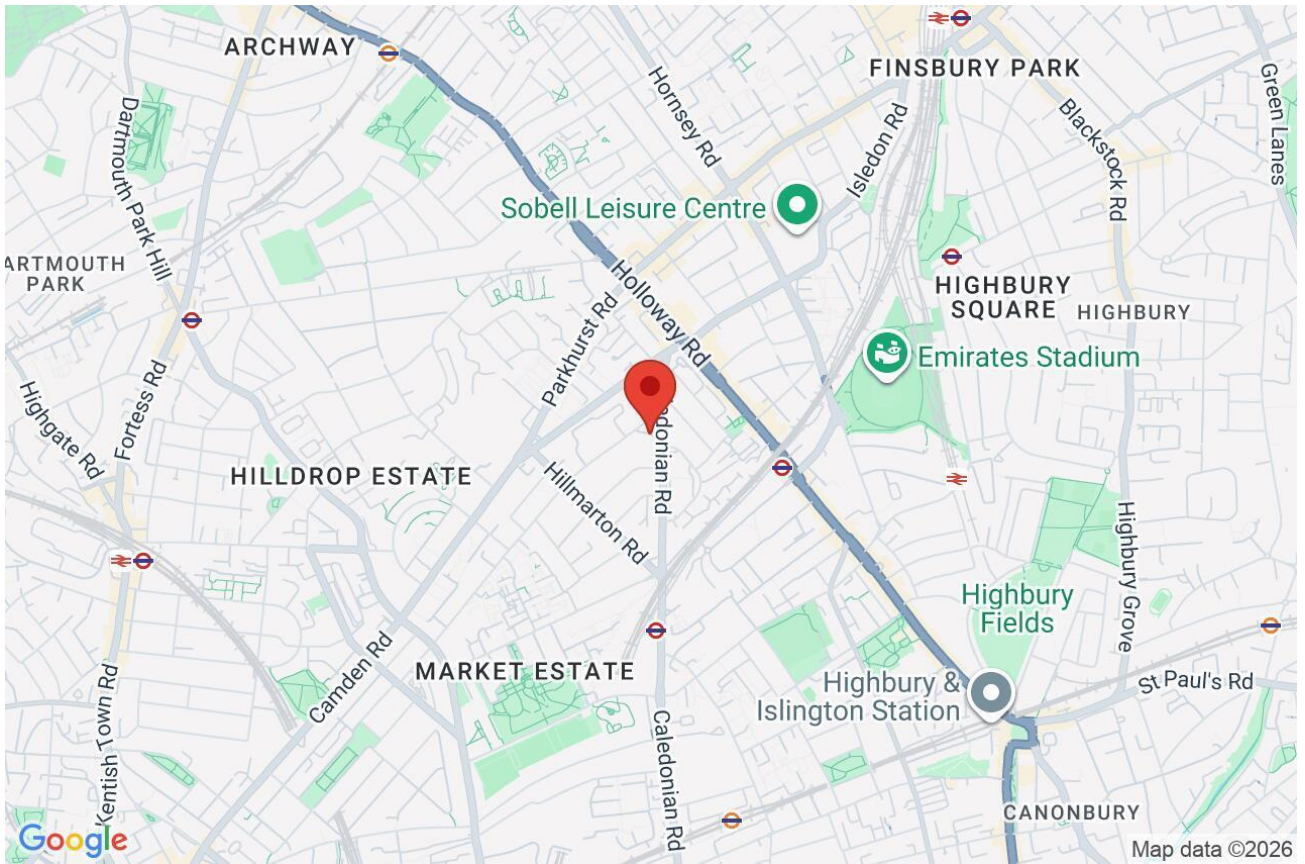
**Kitchen**  
7' 6"x7'  
[2.3x2.1]

Reduced  
Height  
Under  
1.5m

**Bedroom**  
10' 6"x7' 11"  
[3.2x2.4]

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.  
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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.



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