



Penn Road, Islington, London, N7 9RE

Asking Price: £390,000 Share of
Freehold

1 Bedroom | 1 Reception Room | 1 Bathroom

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

- Share of freehold lease 976 years
- Service charge: 19.8% share of costs
- Ground rent: Peppercorn



Penn Road, Islington, London, N7 9RE

A beautifully presented one bedroom ground floor flat located in this period conversion on this cul de sac road in Islington. Located minutes from Highbury and Islington Station and Caledonian Road Station. The property has over 390 square foot of living space and offers a nice sized lounge area, good sized kitchen, bathroom and double bedroom with storage. The property also offers a large loft space for added storage and access to a communal garden to the rear of the building.



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



IN

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

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

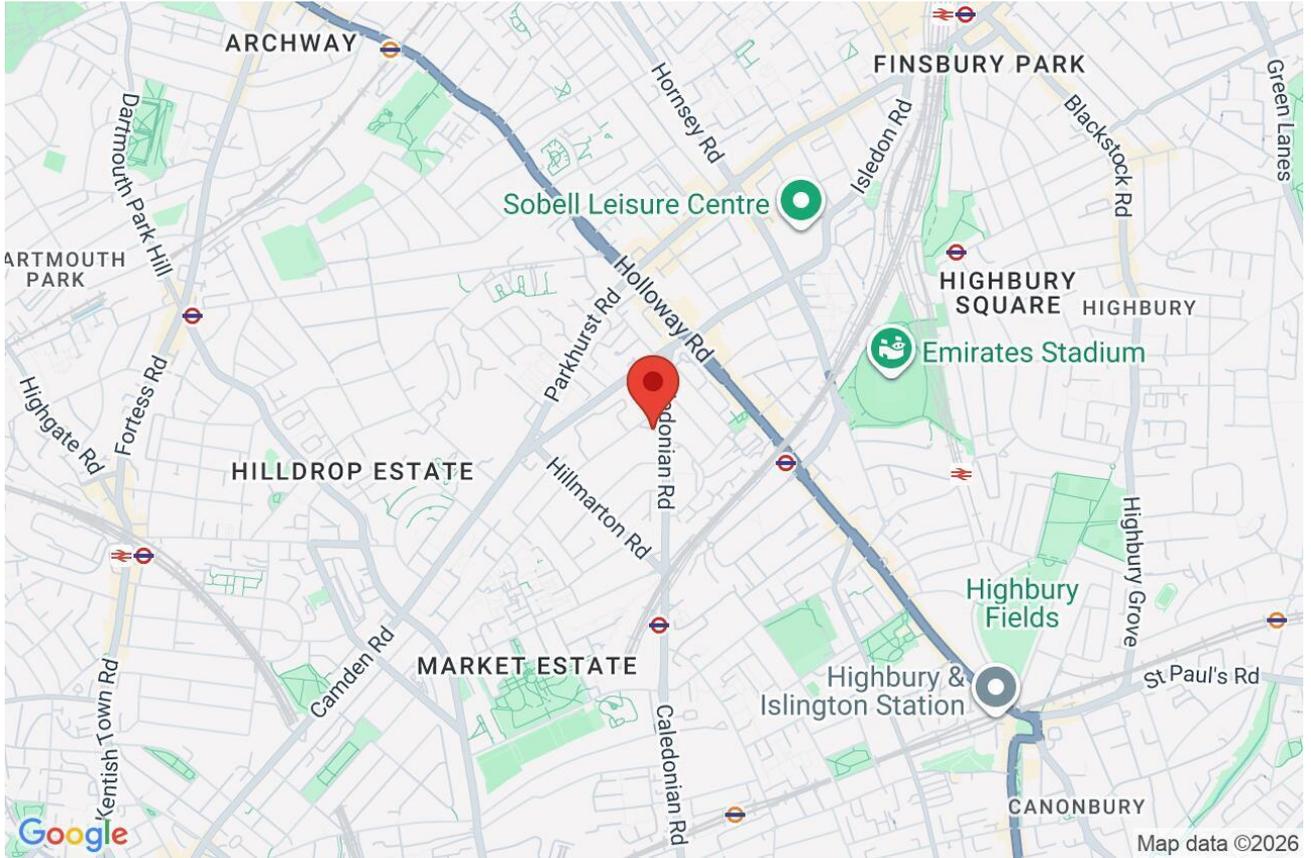
Reduced
Height
Under
1.5m

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

**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	