



St. Paul Street, London, N1 7AB

Asking Price: £450,000 Leasehold

1 Total Bedroom | 1 Bathroom

A well-presented one-bedroom garden flat within a period conversion on St. Paul Street, N1, featuring a private garden. Ideally located for Upper Street and excellent transport links via Essex Road and Angel stations.

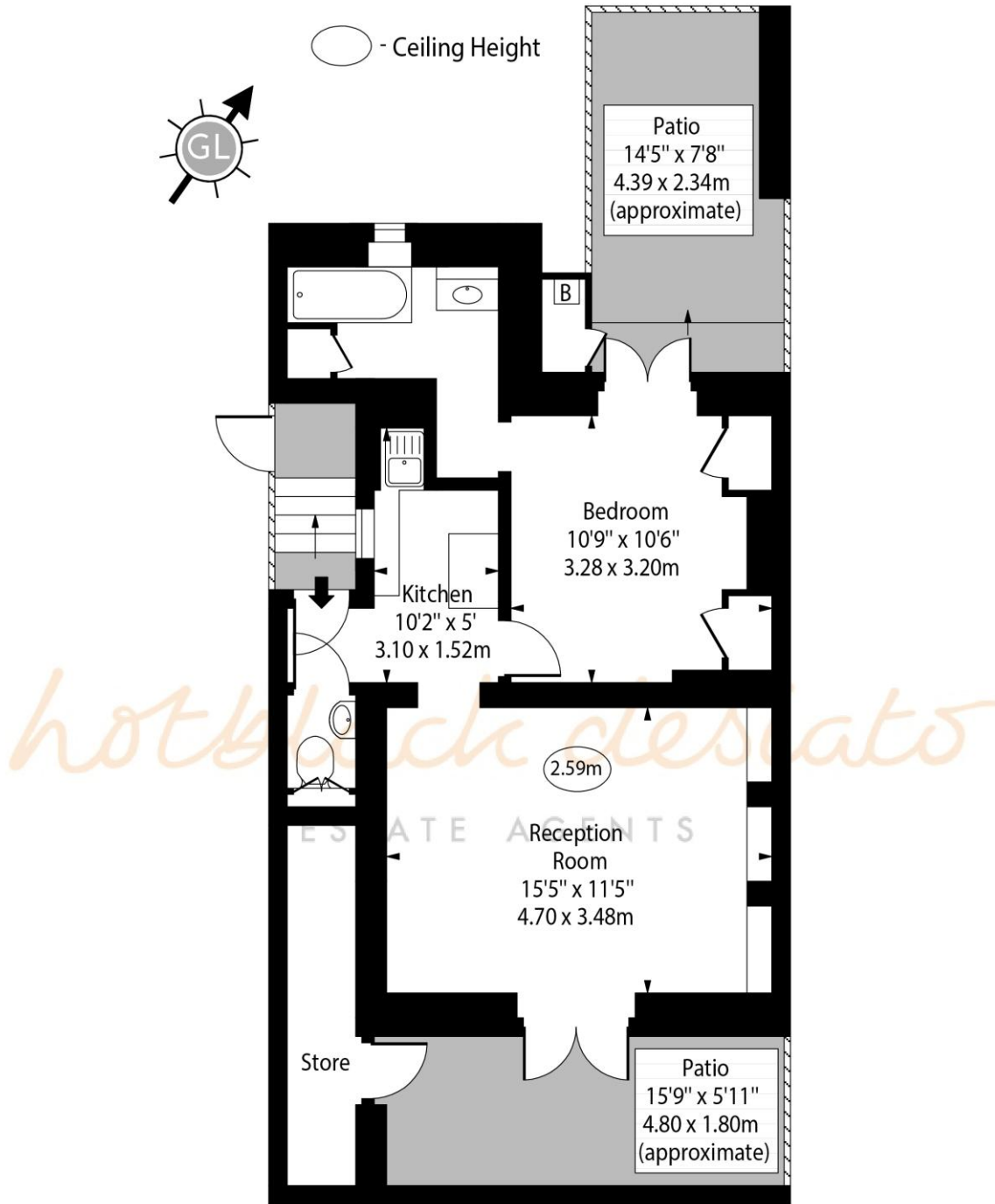
- Leasehold 146 years 11
- Service charge £800 pa



St. Paul Street, London, N1 7AB



St. Paul Street, N1



Lower Ground Floor

Approx Gross Internal Area 450 Sq Ft - 41.81 Sq M
(Excluding Store)

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. 031218K

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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		