



Heddingham Close, Islington, London, N1 8UA

Offers Over: £550,000 Leasehold

2 Bedrooms | 1 Reception Room | 1 Bathroom

A spacious and light purpose built flat in a well maintained block situated just off the Essex Road. Accommodation over two floors with a spacious reception room enjoying stripped and polished wooden floors, leading to a private terrace. There are two double bedrooms, modern bathroom and a separate kitchen.

- Leasehold
- Service charge £2,436 pa
- Ground rent £10 pa

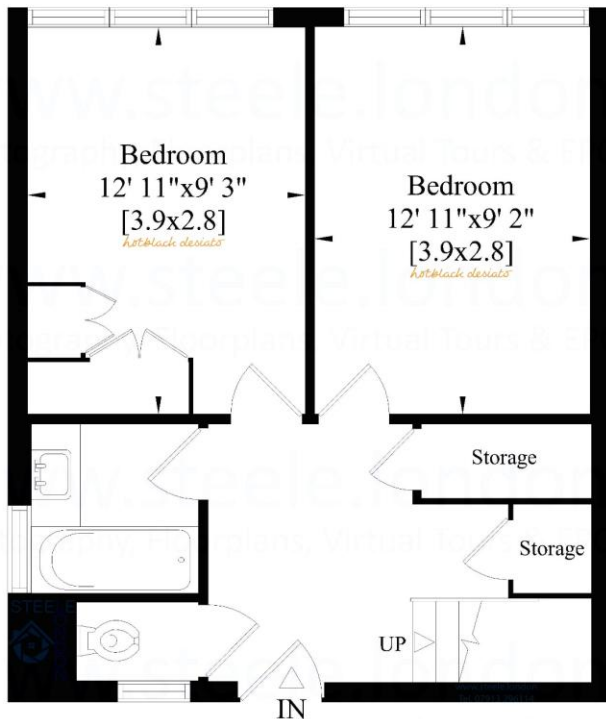


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Accommodation over two floors with a spacious reception room with stripped and polished wooden floors leading to a private terrace. two double bedrooms, modern bathroom and kitchen. Available now and part furnished as seen.

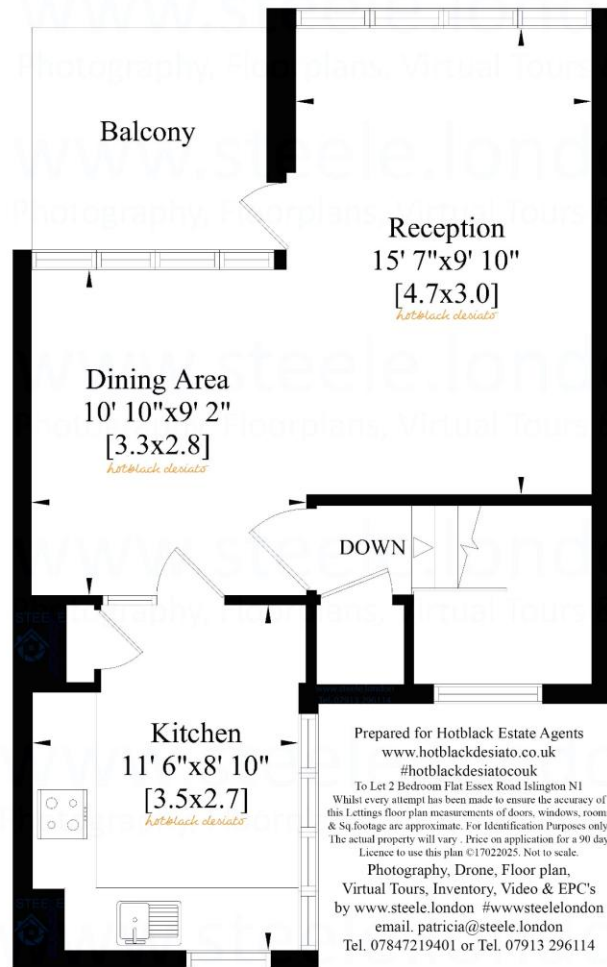


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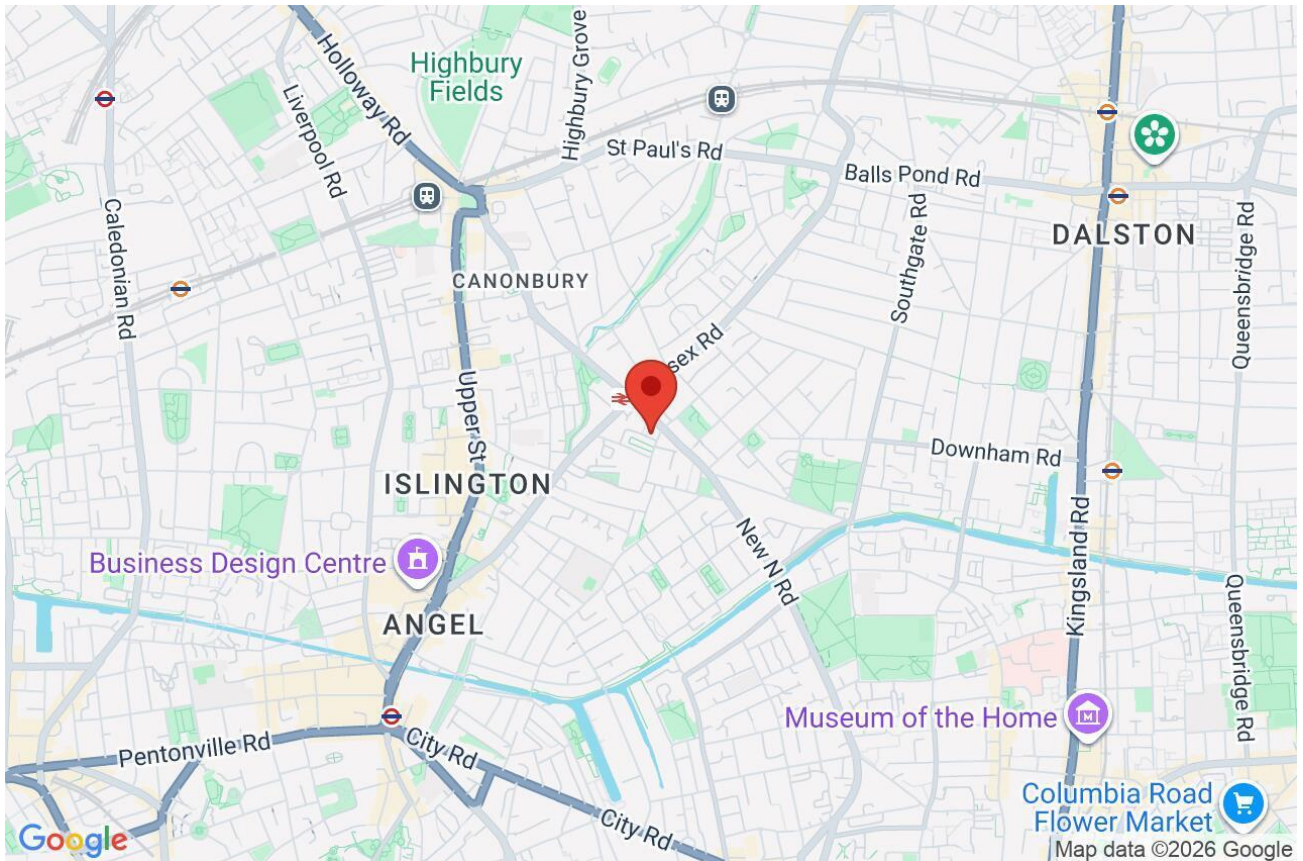
Second Floor

Hedingham Close N1
Gross Internal Area:
77 Sq. metres
829 Sq. feet



Third Floor

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 RIICS 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	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	