



## **Falcon Court, City Garden Row, N1 8EY**

**Asking Price: £200,000 Leasehold (40% Shared Ownership)**

**1 to 2 Total Bedrooms | 1 Reception Room | 1 Bathroom**

A raised ground floor one/two-bedroom Shared Ownership apartment with large West facing terrace moments from Regents Canal and Angel Station. This apartment offers a bright and airy living space, one/two bedrooms and separate kitchen. The property benefits further from a large private terrace, communal gardens and secure parking available to rent separately.

- Leasehold 116 years
- 1 to 2 Bedrooms
- 1 Reception Room
- Raised Ground Floor
- Balcony
- Communal Gardens
- 517 Approx Sq Ft
- Service charge £1,358 pa
- Ground rent £10 pa
- Council Tax Band C (Islington)







RAISED GROUND FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 517 sq. ft / 48.00 sq. m (Including Restricted Height Area)**  
**APPROX. GROSS INTERNAL FLOOR AREA 508 sq. ft / 47.19 sq. m (Excluding Restricted Height Area)**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(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

