



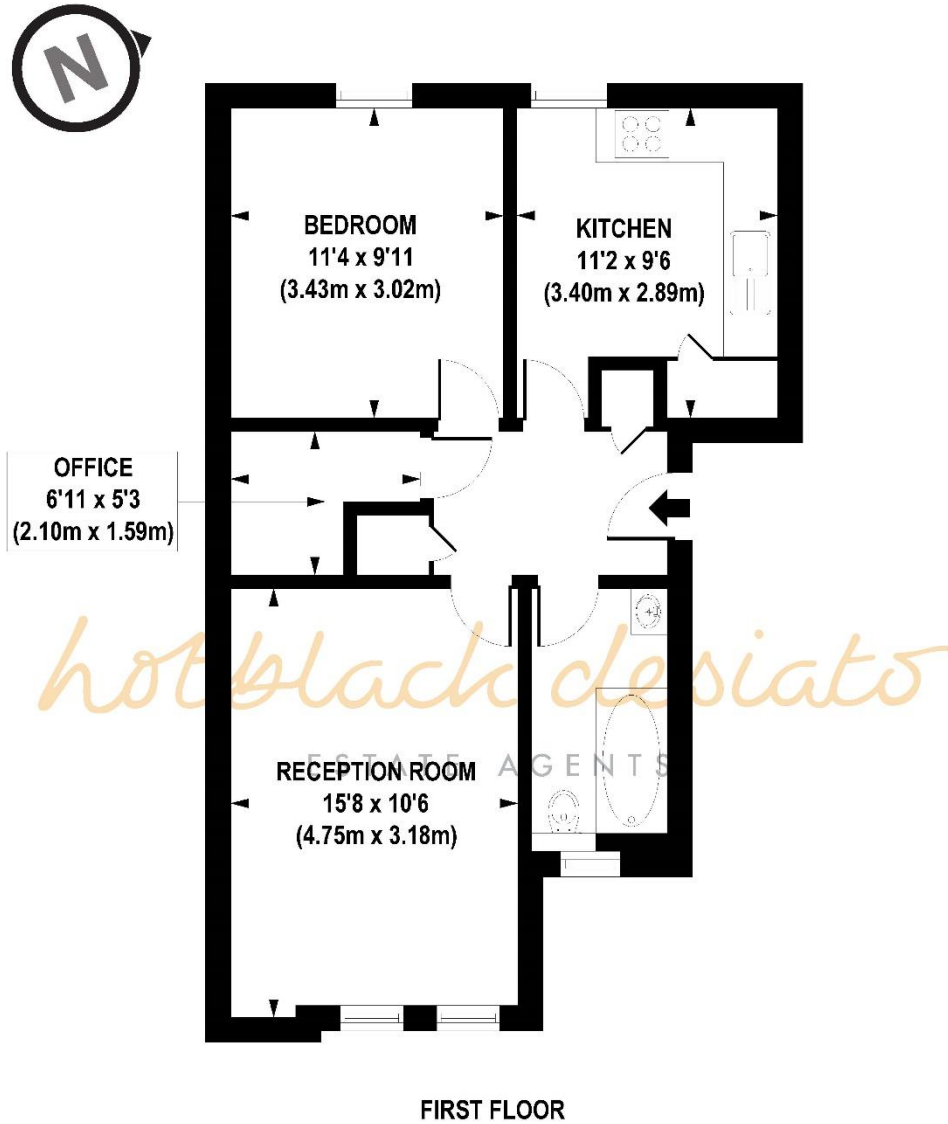
## **Penton Street, N1 9PX**

**Asking Price: £430,000 Leasehold**

A well-proportioned one bedroom flat in this central location. The property comprises of a double bedroom, reception room, separate kitchen and bathroom. The property requires modernising and internal viewing is recommended.

- **First Floor**
- **One Bedroom**
- **Bathroom**
- **Living Room**
- **Kitchen**
- **Leasehold (97 years remaining)**
- **Service Charge: £2,640 p/a**
- **Ground Rent: TBC**
- **Council Tax: Band C (Islington)**
- **Approx 533 sq.ft**





**APPROX. GROSS INTERNAL FLOOR AREA 533 sq. ft / 49.52 sq. m**

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 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.

