



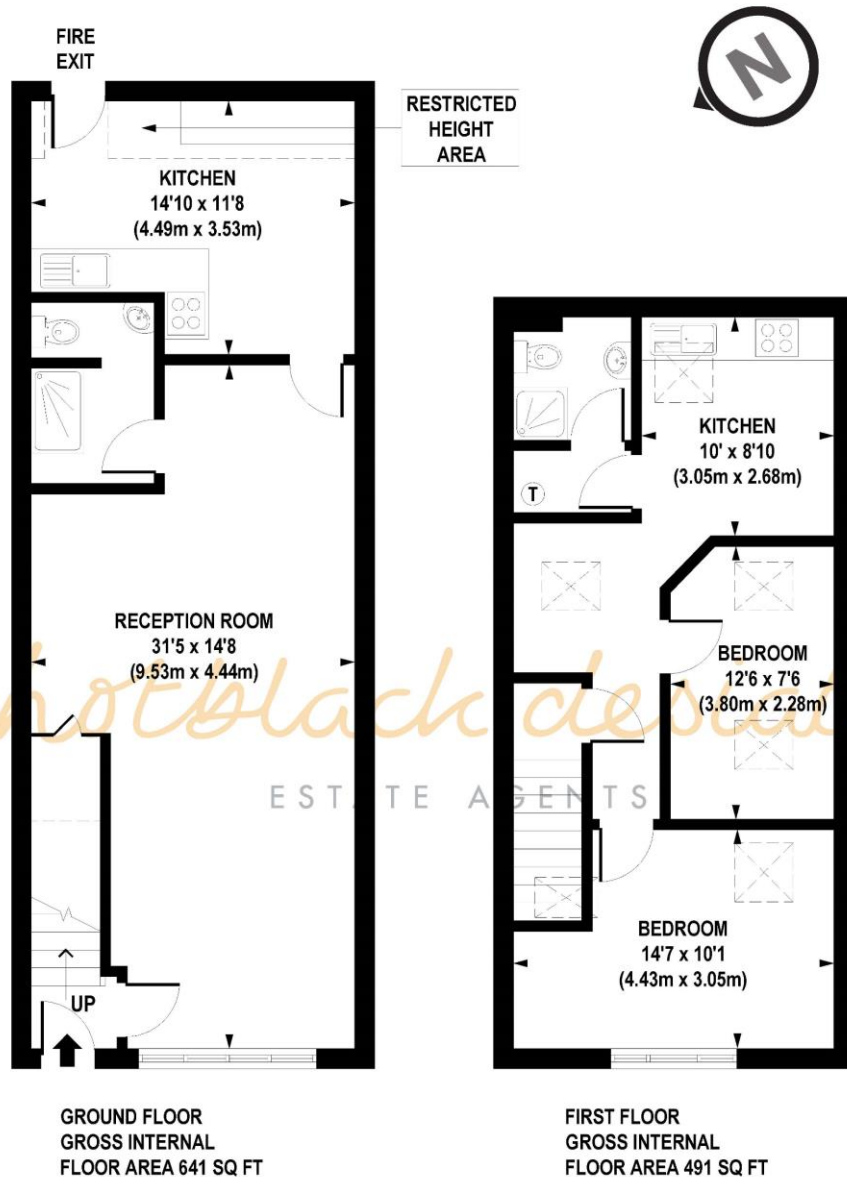
## Cobble Lane, N1 1SF

Asking Price: £1,150,000 Freehold

A unique opportunity to acquire a freehold property in the heart of Islington. Currently configured as two separate flats with the potential to reconfigure the space into a single dwelling STPP or retain it as two separate flats. Offered chain free, this property has heaps of potential.

- Currently Two Separate Dwellings
- Close to local amenities
- Chain Free
- End of Terrace
- Freehold
- Approx 1132 Sq Ft
- Council Tax Band D (Islington)





**APPROX. GROSS INTERNAL FLOOR AREA 1132 sq. ft / 105.15 sq. m (Including Restricted Height Area)**  
**APPROX. GROSS INTERNAL FLOOR AREA 1101 sq. ft / 102.25 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 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	