

Eclipse Building, 26 Laycock Street, London, N1 1AH



Offers Over: £950,000 Share of Freehold

2 to 3 Total Bedrooms | 2 Bathrooms

A bright and beautifully presented two bedroom (currently arranged as 3 bedrooms, as the second bedroom has been split into 2 smaller bedrooms, ideal for families), two-bathroom apartment set on the fourth floor of the sought-after Eclipse Building, an impressive former industrial building located just a stone's throw from Upper Street and Highbury & Islington station.



- Share of Freehold 99 years 8 months
- Service charge: £5,621 pa

Eclipse Building, 26 Laycock Street, London, N1 1AH





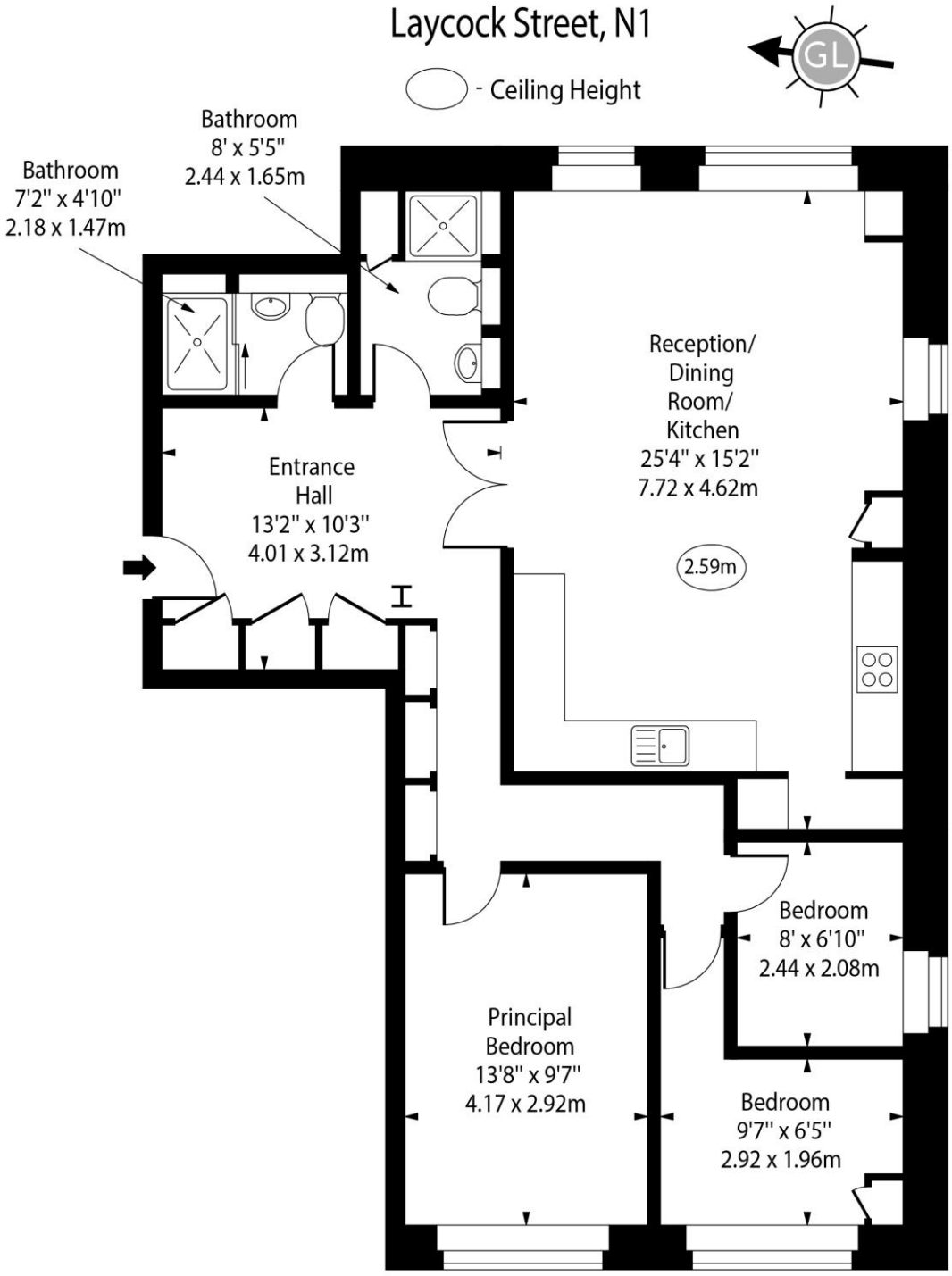








Eclipse Building, Laycock Street, N1

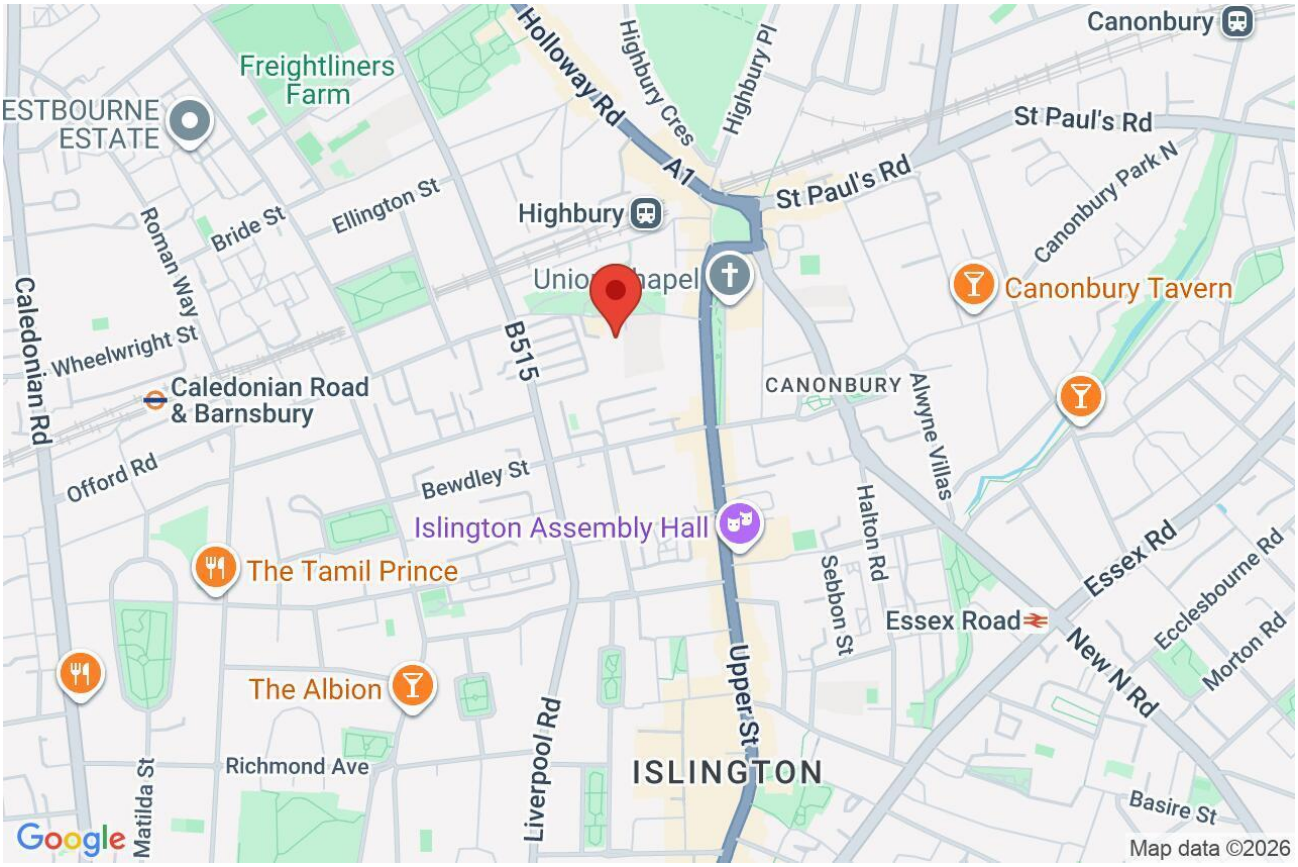


Fourth Floor

Approx Gross Internal Area 943 Sq Ft - 87.60 Sq M

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. 032265K

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		