

hotblack desiato

ESTATE AGENTS

RICHMOND AVENUE, N1 0LL

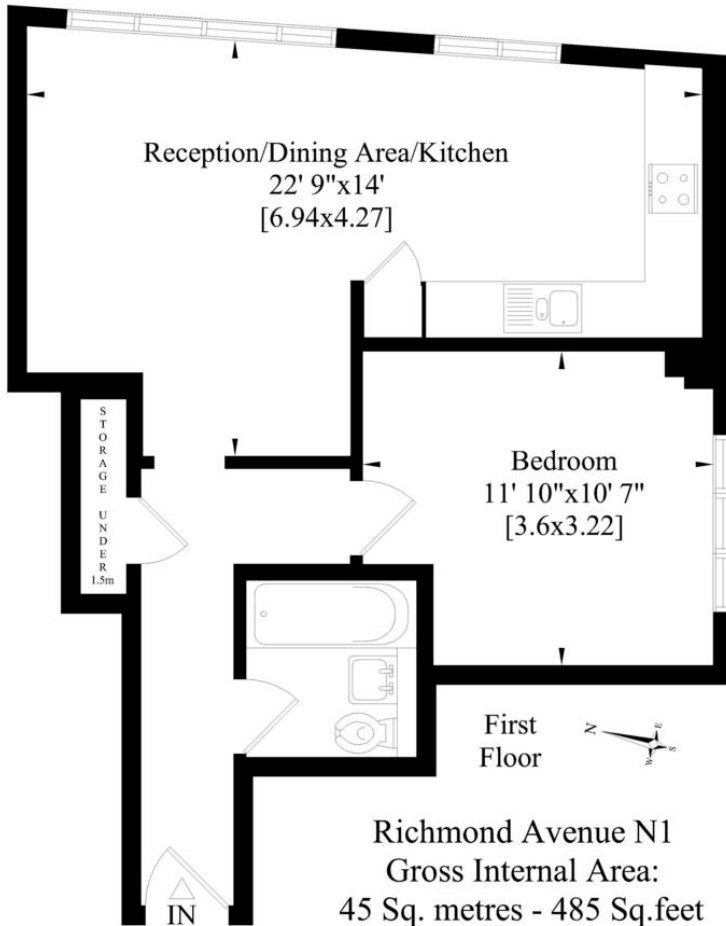
£525,000



A spacious one bedroom flat arranged on the first floor of a small, private, purpose-built block located on a quiet road in the heart of the Barnsbury Conservation Area. Richmond Avenue is one of Barnsbury's premier roads only a few minutes from Barnard Park and surrounded by a number of notable garden squares. The flat is only half a mile from Angel tube station, and from Upper Street and Camden Passage, famous for their boutiques, shops, antique markets and nightlife. A short walk along the Regents Canal towpath brings you out at Kings Cross and the bars, shops and restaurants at Granary Square and Coal Drops Yard. The flat has the rare benefit of an allocated underground parking space.

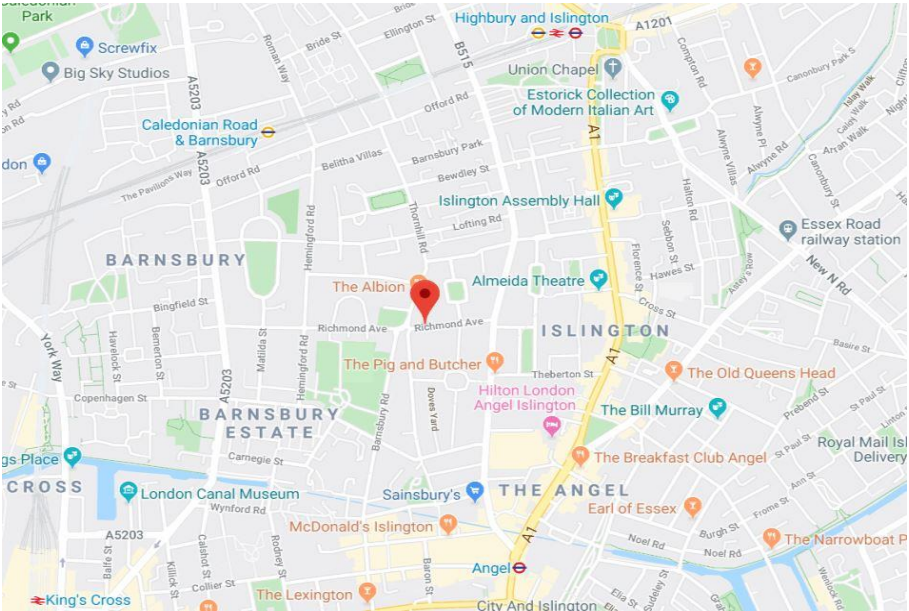
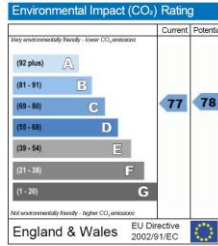
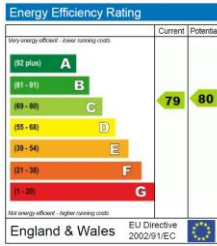
- FIRST FLOOR
- ONE DOUBLE BEDROOM
- BATHROOM
- OPEN PLAN RECEPTION/KITCHEN
- GAS CENTRAL HEATING
- UNDERGROUND PARKING SPACE
- CLOSE TO PARKS, SHOPS AND TUBE
- Leasehold (94 years remaining)
- Service Charge: £983.44 p/a plus £250 p/a into sinking fund
- Ground Rent: £200 p/a
- Council Tax: TBC
- Approx. 485 sq ft
- Rental Estimate: TBC





Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms, angles and Sq footage are approximate within 5% accuracy. For identification purposes only. Not to be used as part of the decision to buy. You must recheck all details before purchase and only purchase when you have confirmed them. Price on application for a 90 day licence to use this plan. No appliances tested. Not to scale.©.

Floorplan, EPC, Virtual Tour and Photography. www.steele.london with The UK's NUMBER 1 Photographer Floorplanner, Email: patricia@steele.london - Tel: 07847 219401



TRANSPORT LINKS

Angel station (Northern Line) is approximately 0.6 miles away.

Highbury & Islington station (Victoria, Great Northern, Overground) is approx. 0.8 miles away.

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- 1) these sales particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact, and
- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.