



FLAT 11, NOVELLO COURT, DIBDEN STREET, LONDON, N1
£400,000 LEASEHOLD

A MODERN ONE BEDROOM APARTMENT IN THE HEART OF ISLINGTON, N1

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

Set across the third floor of this modern development is this fantastic one bedroom flat. Spanning 529sqft, the property is flooded with natural light throughout and has an abundance of storage. Accommodation includes a generous master bedroom, a tastefully decorated bathroom, large storage room and an open plan kitchen/reception room. The property is offered to the market on a chain free basis.

Novello Court is just moments from Essex Road overland taking you directly into the City. Numerous buses run along Essex Road to Angel (Northern Line), the City and West End offering easy access to the many boutique shops, bars and restaurants Upper Street has to offer.

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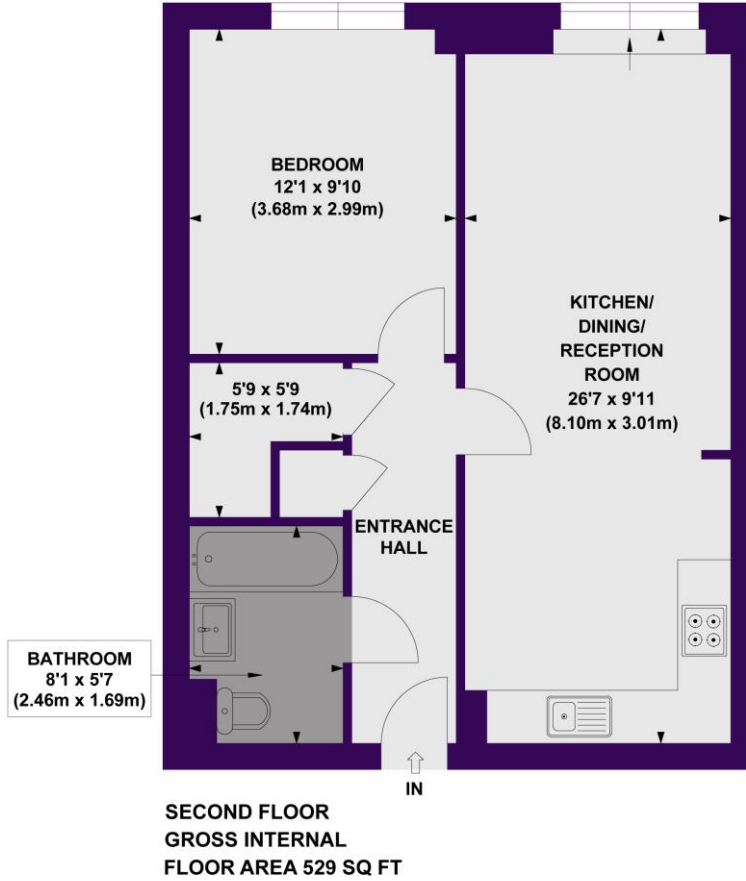


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Novello Court, N1

Approx. Gross Internal Floor Area 529 sq. ft / 49.13 sq. m

Key :
CH - Ceiling Height



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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