



FLAT 31, BRACKLYN STREET, LONDON, N1
£590,000 LEASEHOLD

A STUNNING ONE BEDROOM APARTMENT IN THIS MODERN DEVELOPMENT IN ISLINGTON N1

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DESCRIPTION:

Spanning 662sqft across the fourth floor of this well-maintained modern development is this fantastic one bedroom flat. The property offers well-proportioned rooms throughout, is flooded with natural light and benefits from an abundance of storage. Accommodation includes a master bedroom with inbuilt wardrobe, a tastefully decorated contemporary bathroom and a generous open-plan kitchen/reception room that benefits from integrated appliances. The private South-facing balcony is accessed via the living area. The property further benefits from underfloor heating, a long lease and secure entry system.

Bracklyn Street is situated just moments from Shoreditch Park. Old Street station(0.7 miles) offers the closest underground links on the Northern line whilst the shops, bars and restaurants on Upper Street, Shoreditch and Clerkenwell are also close by. A variety of bus routes are at hand for easy access across London and international links are facilitated from St Pancras. You're also a stone's throw away from the ever vibrant Regents Canal, perfect for leisurely strolls to Broadway market and beyond.

Service Charge = £2,000pa including £300pa contribution to sinking fund.

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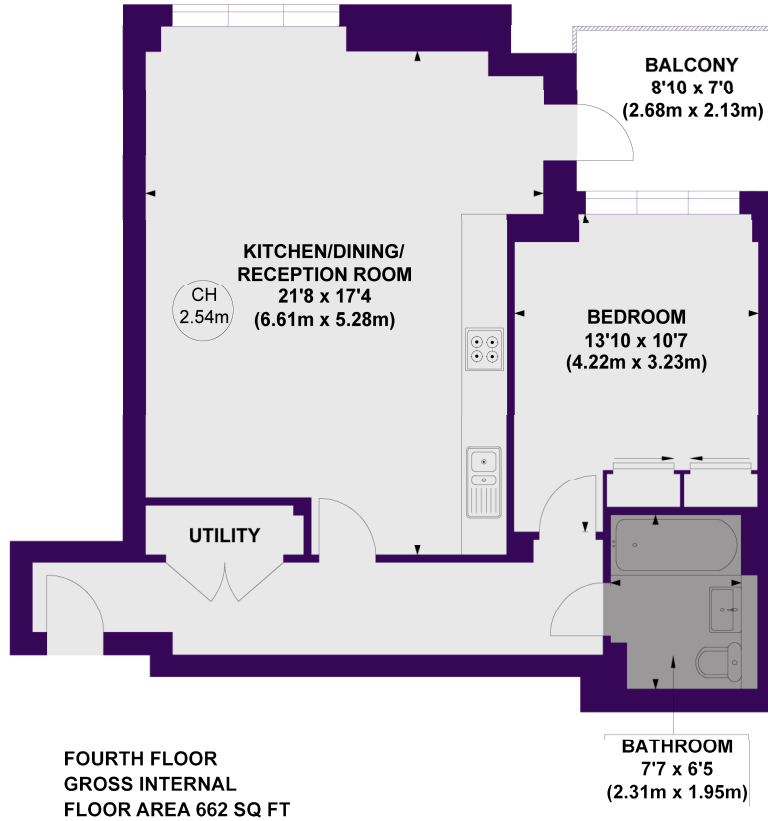
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Bracklyn Street, N1

Approx. Gross Internal Floor Area 662 sq. ft / 61.50 sq. m

Key :
CH - Ceiling Height



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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	85	85
(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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