



ST. PETER'S STREET, N1
OIEO £450,000 LEASEHOLD

A WONDERFUL ONE BEDROOM PERIOD CONVERSION FLAT IN ISLINGTON

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

Positioned on the lower ground floor of this charming period building in the heart of the St Peters conservation area. Accommodation includes a master bedroom with inbuilt wardrobe, a bathroom, reception/dining room as well as an integrated kitchen recessed to the rear of the property. The property further benefits from its own front door, a long lease and is offered to the market on a chain-free basis.

Whilst being located amongst some of Islington's most desirable streets, the flat is also perfectly set for a variety of fantastic restaurants, shops and bars. The nearest underground links are found at Angel station on the Northern line whilst Highbury and Islington is also within easy reach. A variety of bus routes offer effortless access to the City and West End.

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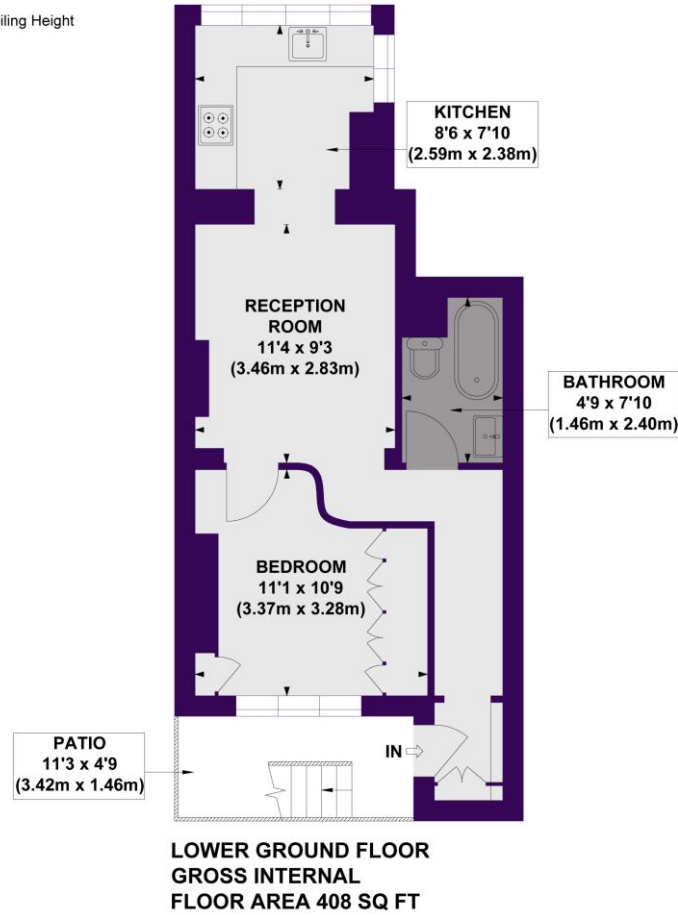


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Approx. Gross Internal Floor Area 407 sq. ft / 37.84 sq. m

Key :
CH - Ceiling Height



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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			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(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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