



Very bright and a well presented two bedroom apartment set on the first floor of a well maintained, superbly located development in central Islington

**Whiston House, Bingham Court, Halton Road, London, N1**

£600,000 Leasehold





Reception room • Kitchen • 2 bedrooms • Shower room •  
Excellent condition • Fantastic location • Secure development •  
Communal garden • Dual aspect

### Local Information

Set at the Northern end of Halton Road which runs parallel to Upper Street, this development is close to the excellent transport links of Highbury & Islington Station where you can take the Victoria Line into the West End, National Rail to Moorgate and Canary Wharf can be easily accessed by taking the London Overground towards Stratford and changing onto the East London Line.

### About this property

This fantastic two bedroom apartment is well-situated within the Bingham Court development in central Islington.

Accommodation includes reception room, two double bedrooms (one with built-in storage), a separate kitchen and family bathroom. The apartment would be a great acquisition for first time buyers, up-sizers, down-sizers and investors.

### Tenure

Leasehold

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

Telephone: +44 (0) 207 226 1313.





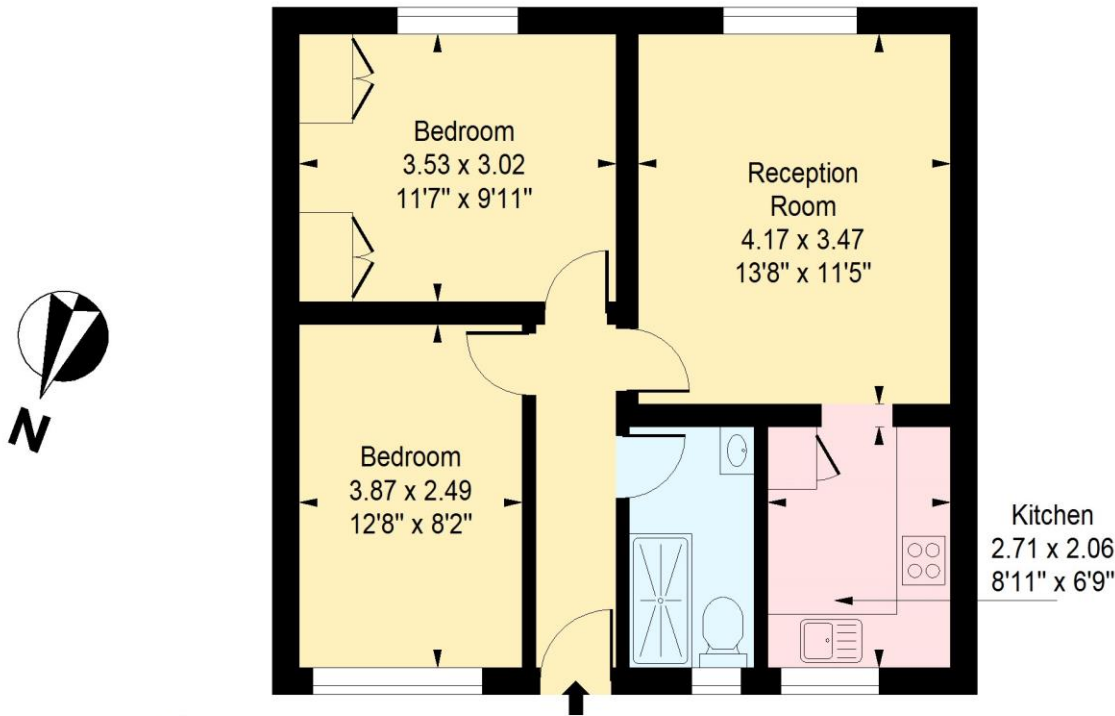


Whiston House, Bingham Court, Halton Road, London, N1  
Gross Internal Area 558 sq ft, 51.8 m<sup>2</sup>

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**Whiston House, Halton Road N1**  
**Approximate Gross Internal Area = 558 sq ft / 51.84 sqm**



Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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