



A well presented one bedroom property with shared garden in central Islington.

Denham Lodge, Britannia Row, London, N1

£450,000 Share of Freehold



Reception • Kitchen • Bedroom • Bathroom • Contemporary style • Top floor apartment • Large well-kept shared garden • Share of freehold • Located near to excellent transport links

Local Information

Britannia Row is a quiet residential street located 0.2 miles from Essex Road Station, 0.5 miles from Angel Underground Station and 0.7 miles from Highbury and Islington Station. The property is situated close to local bars, restaurants and other amenities of Essex Road and Upper Street.

About this property

This is an attractive one bedroom flat on the top floor of a purpose built block. The apartment is well presented, with a bright reception, contemporary kitchen to the front. To the rear is a double bedroom with fitted wardrobes and bathroom. The property benefits from a large well-kept shared garden with side access.

Tenure

Share of Freehold

Local Authority

Islington

Energy Performance

EPC Rating = D

Viewing

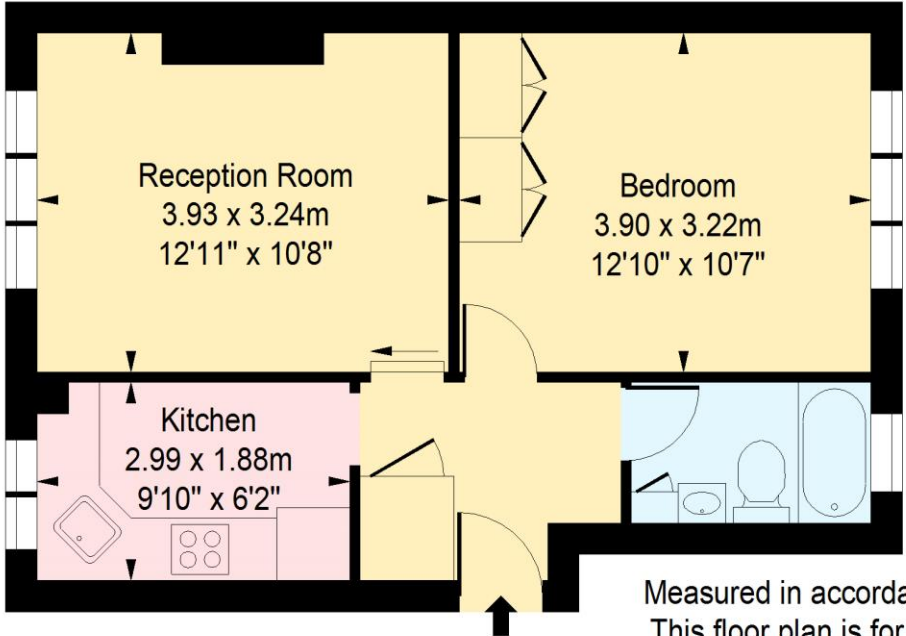
All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

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**Denham Lodge,
Britannia Row, N1**
Approximate Gross Internal Area = 434 sq ft / 40.32 sqm



Second Floor

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	59	60
A		
(81-91)		
B		
(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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