



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

**Denham Lodge, Britannia Row, London, N1**

£450,000 Share of Freehold

**savills**

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.

Telephone: +44 (0) 207 226 1313.

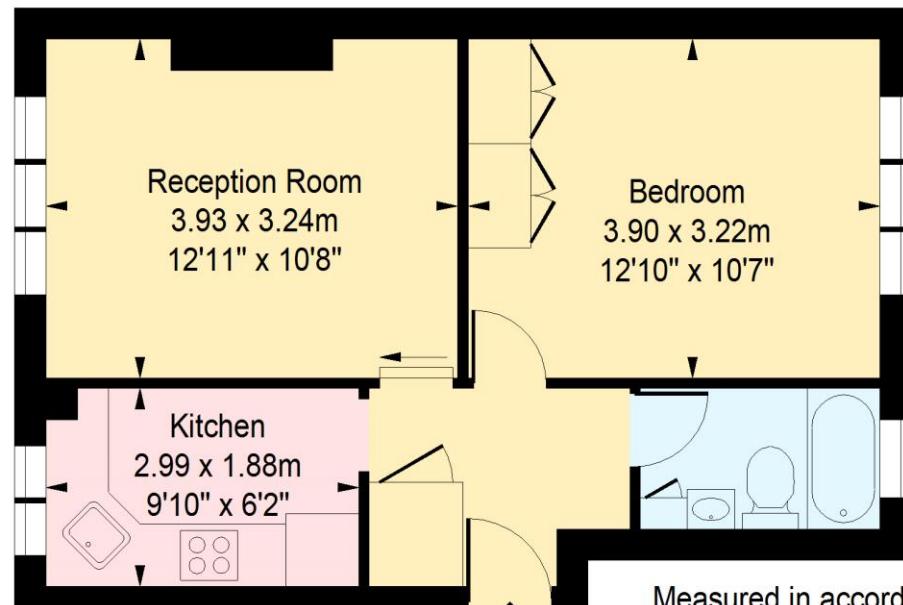






## Denham Lodge, Britannia Row, N1

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	60
(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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