



This attractive house is situated in a secure gated mews in Barnsbury

Bramwell Mews, London, N1

Guide Price £1,100,000 Share of Freehold (Lease Expiry June 2993)



Two bedrooms • Two bathrooms • Kitchen • Living room • Kitchen • Set in a gated mews development • Off Street Parking • Prime Barnsbury location • Private garden • Excellent Transport links

Local Information

Bramwell Mews is situated in within the Barnsbury Conservation area and is well located for the many local amenities. There are excellent transport links in including bus routes and the tube, Piccadilly Line into the city and west end. Kings Cross and the International rail link is also a short walk away.

About this property

Light and airy accommodation arranged over 2 floors. The first floor is arranged as a main bedroom with an en-suite bathroom at the rear, and a second bedroom and shower at the front. The well-proportioned sitting room leads out to the rear garden whilst the fitted kitchen overlooks the mews to the front. The house has been redecorated recently and is ready to move in to. There is off street parking for a car in the mews, which is accessed via the automatic and secure gated entrance on Matilda Street.

Tenure

Share of Freehold (Lease Expiry June 2993)

Local Authority

Islington

Council Tax

Band = F

Ground Rent

Nil

Service Charge

£1810 per annum

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.



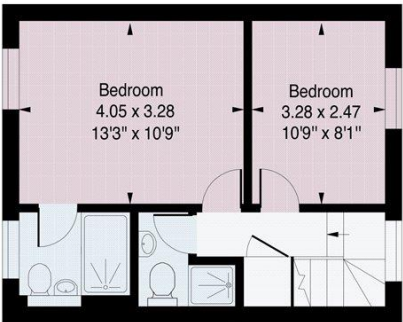


Bramwell Mews, London, N1
Gross Internal Area 740 sq ft, 68.7 m²

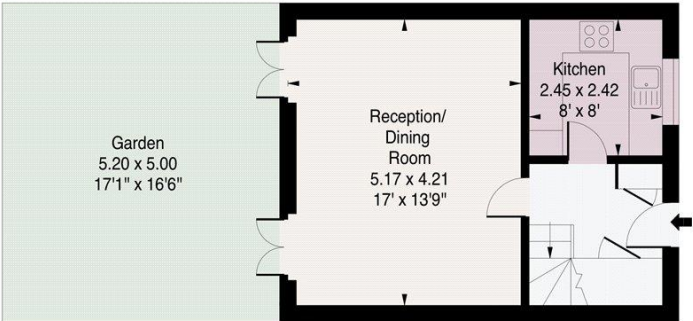
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Bramwell Mews, N1
Approximate Gross Internal Area = 740 sq ft / 68.75 sqm
Approximate Garden Area = 309 sq ft / 28.71 sqm




First Floor



Ground 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		88
(81-91) B		
(69-80) C	74	
(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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