






# PACKINGTON STREET, LONDON, N1

## 2 BED APARTMENT

## £1,000,000

## LEASEHOLD

Offered to the market for the first time since 2006, this rarely available two double bedroom duplex garden apartment provides approximately 903 sq ft of generously proportioned accommodation together with an exceptional south-facing private garden extending to approx 41 ft.

The property offers an unusually spacious and versatile layout in a prime Islington location. The home has been well maintained and is perfectly habitable as it stands, while providing an excellent opportunity for a purchaser to enhance the interiors through straightforward cosmetic updating, including redecoration and new flooring.

The lower level comprises a substantial principal bedroom measuring approximately 13'11" x 12'7", a separate fitted kitchen, bathroom and excellent storage. The kitchen provides direct access to the impressive private garden, creating a wonderful connection between the accommodation and outside space.

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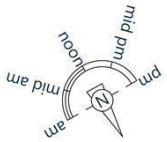
## Packington Street, N1

**Approximate Gross Internal Area** = 83.95 sq m / 903.69 sq ft







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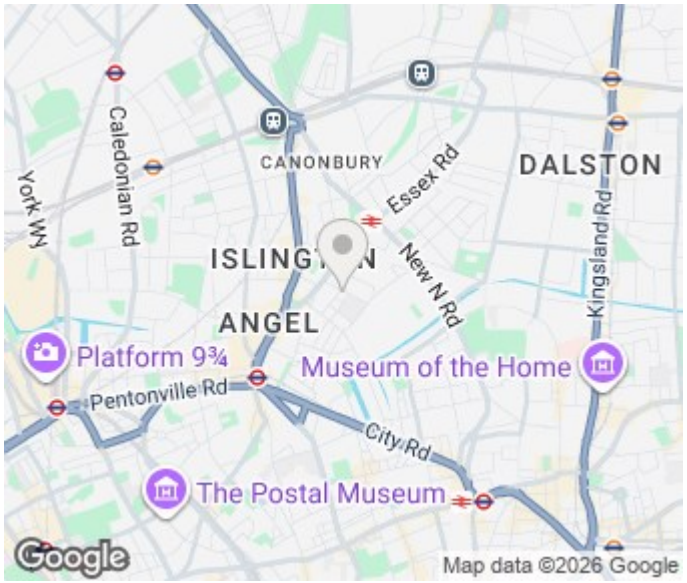
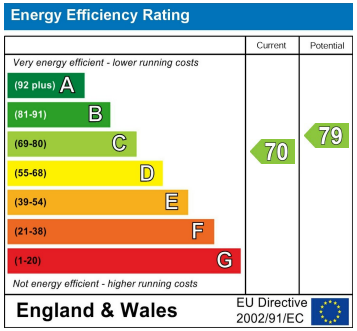
This plan is for layout guidance only and is not to scale unless stated, All dimensions, including windows, door, fittings, and the total area, are approximate measurements, produced by a RICS Certified Property Measurer




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Sales
34 Upper Street
London
N1 0PN

02038907470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

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