

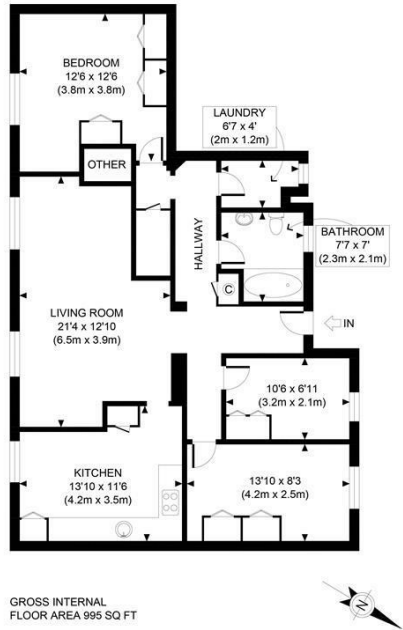
NEWBURY HOUSE, NORTHAMPTON STREET, LONDON, N1 2HX

£625,000
LEASEHOLD

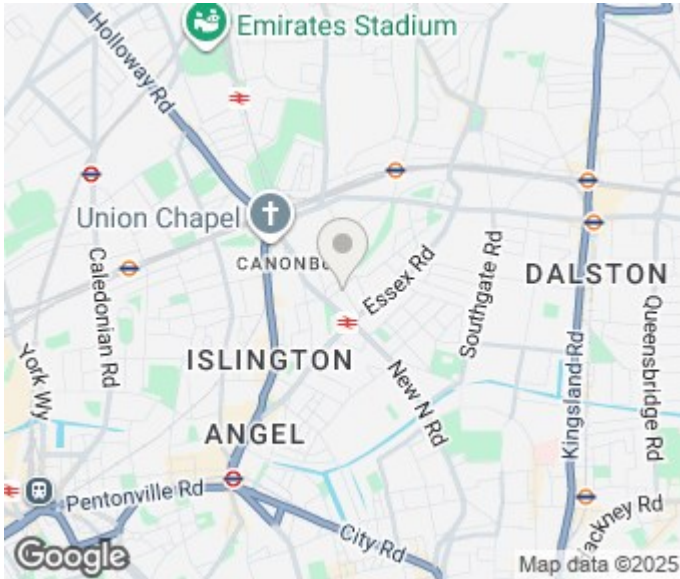
A larger than average (995 sq foot) well presented, bright and airy 3 bedroom, first floor flat offers stylish interiors and an excellent location, moments from Upper Street.

Northampton Street is located just moments from all the shops, bars and restaurants of Upper Street. Essex Road station is on the doorstep plus it is within 0.5 miles of both Canonbury and Highbury & Islington. Angel station is also less than 0.8 miles away.

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<p>APPROX. GROSS INTERNAL FLOOR AREA 995 SQ FT / 92 SQM</p> <p><small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small></p>	<p>NORTHAMPTON ST</p> <p><small>date 26/09/24</small></p> <p>photoplan</p>
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

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