



## 5 GODWIN CLOSE

LONDON, N1 7HY

£799,995  
FREEHOLD

Chain Free- A spacious 4 double bedroom ex-local authority house situated in this most convenient of locations, situated between Angel, & Shoreditch Park, moments from the City Road canal basin, regents canal and the delights of Camden Passage. Accommodation comprises 2 large double bedrooms, 2 further double bedrooms and a bathroom on the 1st floor. On the ground floor can be found the reception room with access on to the private newly decked garden, separate kitchen with ample space to use as a dining room and a guest WC. The house provides superb space in a central location. Godwin Close occupies an enviable position right in between Angel & Shoreditch, affording superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Old Street.

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Godwin Close, N1  
CAPTURE DATE: 03/02/2023 LASERSCAN POINTS: 53,044,563

GROSS INTERNAL AREA  
96.00 sqm / 1033.34 sqft



Agents and floor plans are provided in accordance with:  
 RICS Professional Statement: Residential Property Measurement (1st Edition, 2018)  
 Plans and pictures are for guidance only and are not a contract. Form of area calculation:  
 Due to rounding, numbers may not add up precisely.  
 All measurements shown for the finished areas, including all voids.  
 See the measurement protocol of measurements captured in the scan.

96.00 sqm / 1033.34 sqft  
 81.02 sqm / 866.68 sqft  
 0.00 sqm / 0.00 sqft  
 0.00 sqm / 0.00 sqft

SPEC ID: 56336410536396c0da04532df



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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