



LINTON STREET, ISLINGTON, N1

N1 7DX

£899,000
SHARE OF FREEHOLD

A delightfully inviting two double bedroom maisonette with accommodation arranged over the raised ground floor and first floor of this period property. Occupying a prominent position on one of Angel's most quiet roads. Accommodation comprises of a fabulous dual aspect through reception/ kitchen / dining room on the raised ground floor with an elegant fireplace and stunning ornate sash windows to the front and rear and a modern tiled bathroom. On the first floor can be found the generously sized master bedroom with bespoke fitted wardrobes and large windows allowing plenty of natural light and a second double bedroom. Linton Street affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage and Upper Street. Pophams bakery is a stones throw away and will become a local favourite for coffee and pastry lovers alike. Angel Underground (Northern Line) provides convenient access to the City.

Hemmingfords

Linton Street, N1
CAPTURE DATE: 29/02/2022 LASER SCAN POINTS: 2,526,233

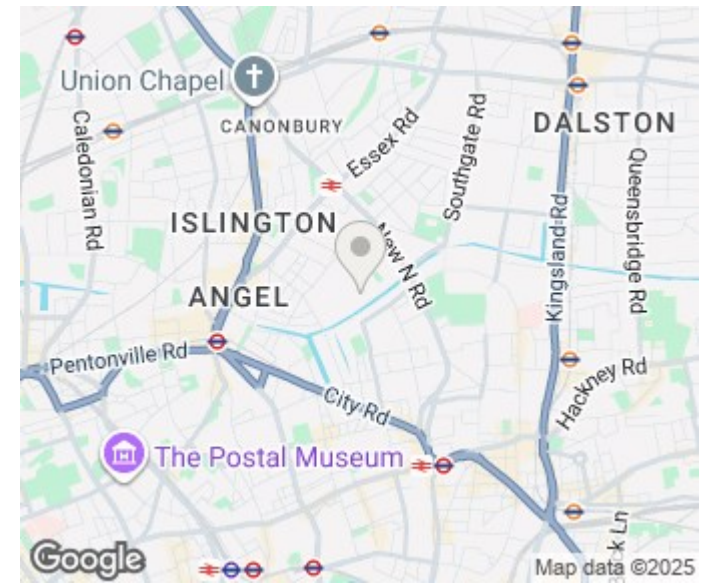
GROSS INTERNAL AREA
70.63 sqm / 760.25 sqft



GROSS INTERNAL AREA (GIA): The footprint of the property. 70.63 sqm / 760.25 sqft
 NET INTERNAL AREA (NIA): Excludes walls and external features. Includes swimming pools, covered deck spaces. 62.32 sqm / 670.81 sqft
 EXTERNAL STRUCTURAL FEATURES: Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft
 RESTRICTED HEAD HEIGHT: Limited use area under 1.8m. 0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual open lengths and widths are the maximum points of measurements captured in the scan.

IPMS Residential: 65.39 sqm / 704.62 sqft
 IPMS Residential: 65.01 sqm / 697.23 sqft
 spec id: 62954367487206885784



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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