



## GODWIN CLOSE, LONDON, N1

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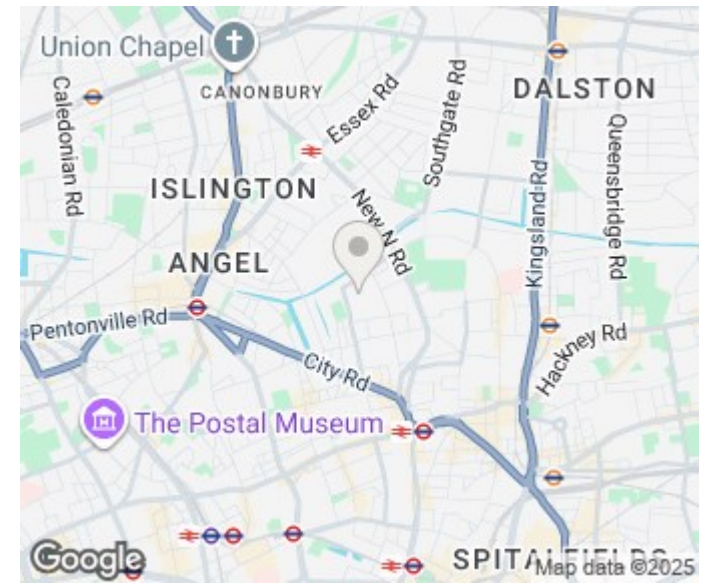
Godwin Close, N1  
CAPTURE DATE: 03/02/2023 LASER SCAN POINTS: 53,044,563

GROSS INTERNAL AREA  
96.00 sqm / 1033.34 sqft



Agents and floor plans are produced in accordance with:  
 RICS Professional Statement: Surveying for Property Measurement (1st Edition, 2017)  
 Plans and floor plans are for guidance only and are not a substitute for a professional survey.  
 Due to rounding, numbers may not add up precisely.  
 Measurements shown for this particular area are approximate only.  
 See the measurement protocol of measurements captured in the scan.

SPEC ID: 5633641053689605d60453287



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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