

“50 years of fulfilling dreams”

Bemerton Street

Islington, N1



2
BEDROOMS



OPEN
LOUNGE
/KITCHEN



FITTED
KITCHEN



BALCONY



TRANSPORT
LINKS



LEASEHOLD



This two bedroom/two bathroom apartment on the second floor of a smart modern purpose-built block with the added benefit of a private balcony.



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters
Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, S.M. Gerrard MA MRICS FCBA, G.Tsuman MARLA

Regulated by RICS

Bemerton Street, Islington, N1

- Second floor
- 1 Bathroom & en-suite shower room
- Balcony
- Modern building
- Good transport links
- Close to shops

THE OWNERS LOVE

"We love the flat's open layout and the way natural light enters from both sides"

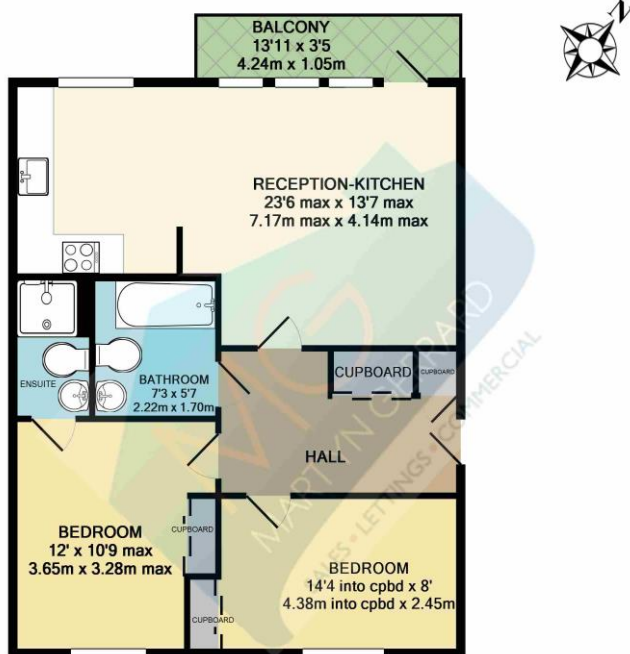
"The open-plan kitchen-dinner with adjoining balcony is a great space, especially for entertaining!"

"We love the location with regents canal, kings x and upper street all within walking distance"

WE'VE NOTICED

The property is ideally located on a quiet residential street within an easy walking distance of Kings Cross station and shops and amenities of Caledonian Road.

This flat would make an ideal first time buyer or investment property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 SQ.M.)
GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation

A copy of the full EPC is available on request.

OIEO £580,000 Leasehold