



BRACKLYN STREET, LONDON, N1
£875,000 LEASEHOLD

A STUNNING TWO BEDROOM APARTMENT IN THIS MODERN DEVELOPMENT IN ISLINGTON N1

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DESCRIPTION:

Spanning 984sqft across the first floor of this popular, modern development is this fantastic two bedroom flat. The property offers well-proportioned rooms throughout and benefits from an abundance of storage space. Accommodation includes a master bedroom with two inbuilt wardrobe and an ensuite bathroom, a generous second double bedroom, and a family bathroom. The open-plan kitchen/reception room features integrated appliances, the private South-facing balcony is accessed via the living area. The property further benefits from underfloor heating, a long lease and secure entry system.

Bracklyn Street is situated just moments from Shoreditch Park. Old Street station(0.7 miles) offers the closest underground links on the Northern line whilst the shops, bars and restaurants on Upper Street, Shoreditch and Clerkenwell are also close by. A variety of bus routes are at hand for easy access across London and international links are facilitated from St Pancras. You're also a stone's throw away from the ever vibrant Regents Canal, perfect for leisurely strolls to Broadway market and beyond.

*Any associated charges including, but not limited to, service charge, ground rent and sinking funds

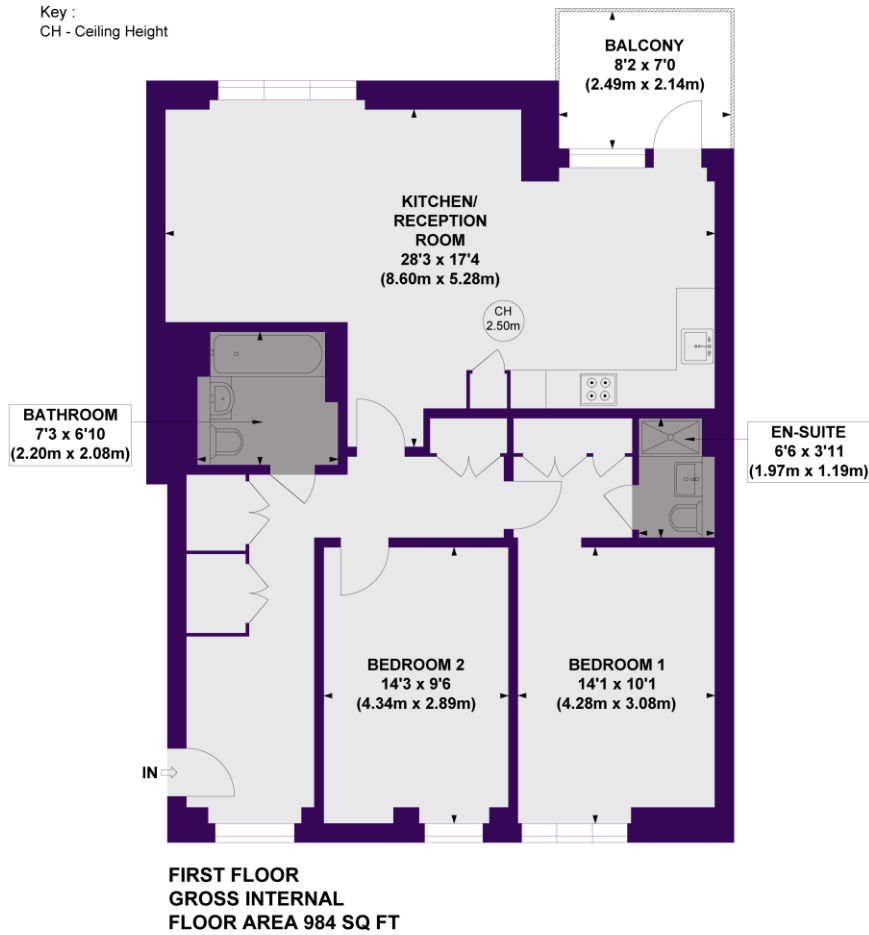
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Approx. Gross Internal Floor Area 984 sq. ft / 91.45 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(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	

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