

OPERA COURT, WEDMORE STREET, N19

£1,100,000 FREEHOLD

Offering for sale a spacious three bedroom house, arranged over three floors of a modern end of terrace building, with a roof terrace and internal patio garden.





Opera Court is located in Wedmore Street, its nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, local bus services, shops, Yerbury school & Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

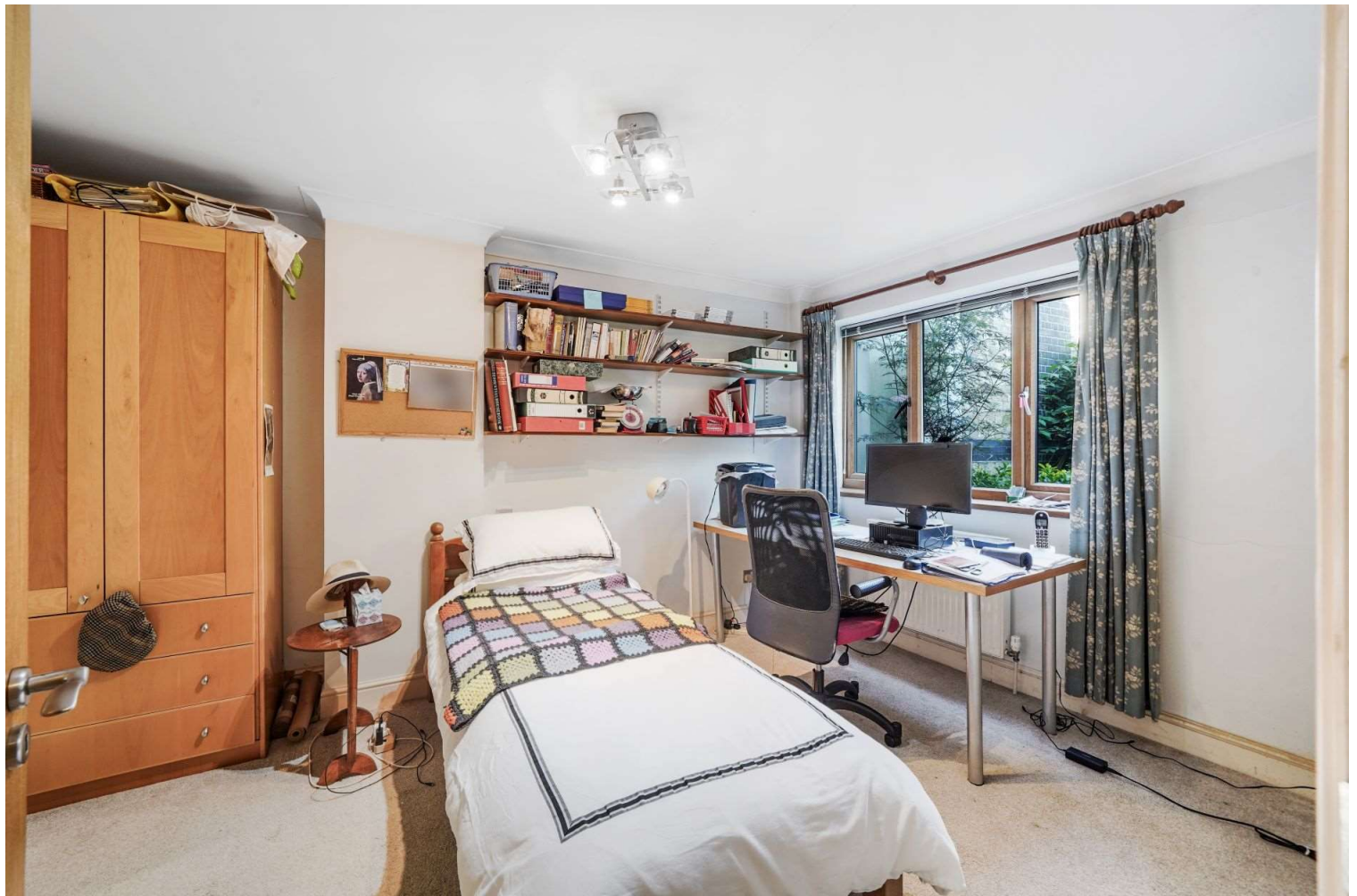
The property, which is set back from Wedmore Street behind an electronic gate, is arranged over three floors and offers well proportioned living accommodation. It comprises a two bedrooms (one with an ensuite shower room and the other with a access to a wardrobe area which connects to a well-sized bathroom with bath and separate shower cubicle), a utility room and a cloakroom all on the ground floor. Stairs then lead up to the first floor which has a spacious reception room with access to a kitchen, (also access to a roof terrace), with a bedroom, with an en-suite shower room on the second (top) floor above. The property also has an internal patio garden

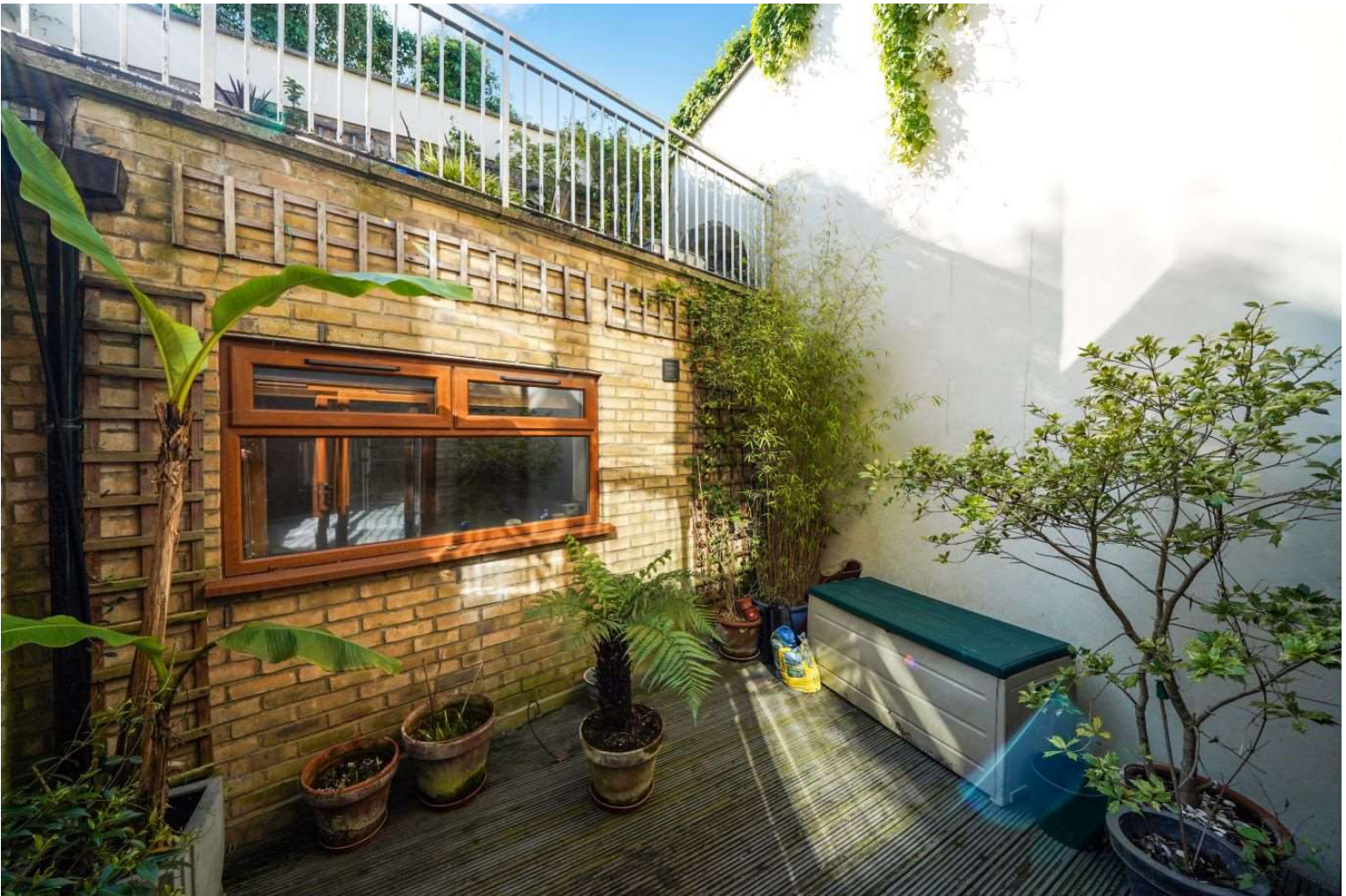
SERVICE CHARGE:	£257.14 requested for 2023 – for various communal charges
Parking:	We have been advised by the owner on street parking with a permit
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage	Ultrafast Broadband services are available via Openreach.
Construction Type:	We have been advised by the owner brick
Heating:	Gas central heating

Council Tax: London Borough of Islington - Council Tax Band: F (£2,774.10 for 2024/25).













Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	67	
(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	

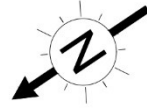
Wedmore Street, N19 4RT

Approx Gross Internal Area = 146.6 sq m / 1578 sq ft

Patio = 11.2 sq m / 121 sq ft

Terrace = 23.7 sq m / 255 sq ft

Total = 181.5 sq m / 1954 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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