



**WILTON SQUARE, LONDON, N1
OFFERS IN EXCESS OF £1,100,000 FREEHOLD**

**A SPACIOUS, TWO/THREE BEDROOM FAMILY
HOUSE IN NEED OF MODERNISATION IN
ISLINGTON, N1.**

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DESCRIPTION:

An unmodernised, two/three bedroom house positioned on the ever popular Wilton Square, Islington, N1. Offered to the market on a chain free basis, the property benefits from a wealth of character throughout and would welcomes any potential buyer to put their own stamp on. Accommodation currently compromises of an open plan kitchen/dining room on the lower ground floor, with double doors leading out to a south-west facing private garden, creating the perfect entertaining space. The raised ground floor occupies two excellent sized rooms, which could either be made into bedrooms or further living space. While the top floor comprises of the master bedroom and sizeable family bathroom.

Whilst situated on this wonderfully quiet garden square, the property is also within easy reach of the boutiques, bars and restaurants of Upper Street. The closest tube can be found at Angel station whilst Old Street and Essex Road over ground are also within easy reach. Numerous bus routes provide easy access the City and West End whilst international travel is made easy from Kings Cross St Pancras.

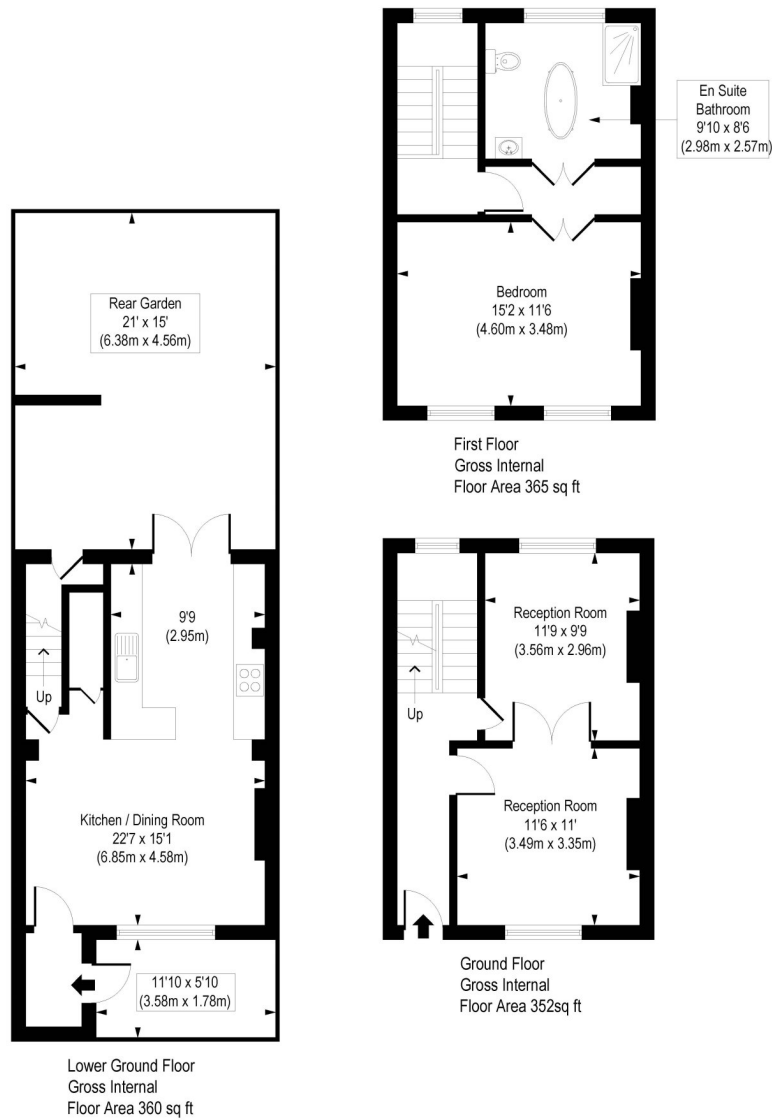
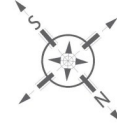
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Wilton Square, N1

Approx. Gross Internal Floor Area 1077 sq. ft / 100.04 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.

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