



## **1 Packington Square, London, N1 7FW**

**£750,000**

A 2 double bedroom 2 bathroom apartment for sale located within the sought after 'Packington Square' development Islington, N1.

Open plan lounge with access to a West facing balcony overlooking the central gardens, open plan fully fitted kitchen, 2 double bedrooms one with en-suite and a further family bathroom. The apartment further benefits from wooden heated floors throughout the property including the bedrooms.

Packington Square is located close to Angel, Old Street and Highbury & Islington Stations as well as being a short walk to Upper Street's numerous bars and eateries. The Regents canal is close by as is the open spaces of the local parks.

GROUND RENT £250 PA / SERVICE CHARGE £3035 PA / LEASE 982 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- PACKINGTON SQUARE
- 2 BATHROOMS
- WALK TO UPPER ST
- ISLINGTON N1
- HIGH QUALITY FURNISHINGS
- NEAR REGENTS CANAL
- 2 DOUBLE BEDROOM FLAT
- CLOSE TO ANGEL STATION

## 1 Packington Square, London, N1 7FW



BATHROOM



BEDROOM 1



REGENT CANAL VIEW



EN SUITE SHOWER ROOM



TERRACE



BEDROOM 1



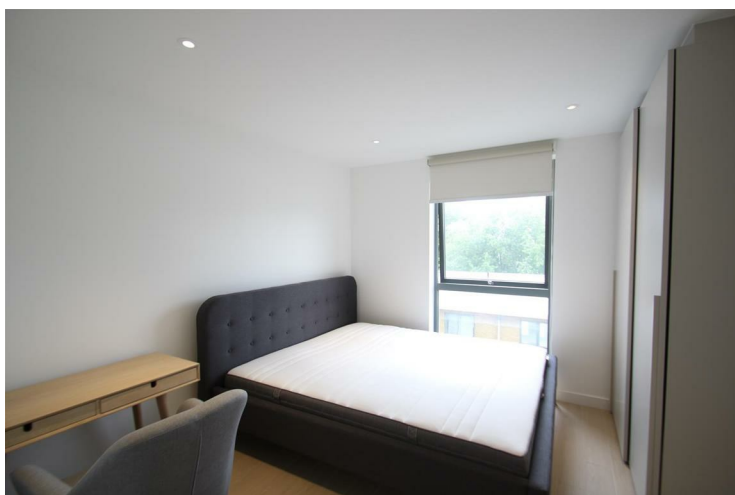
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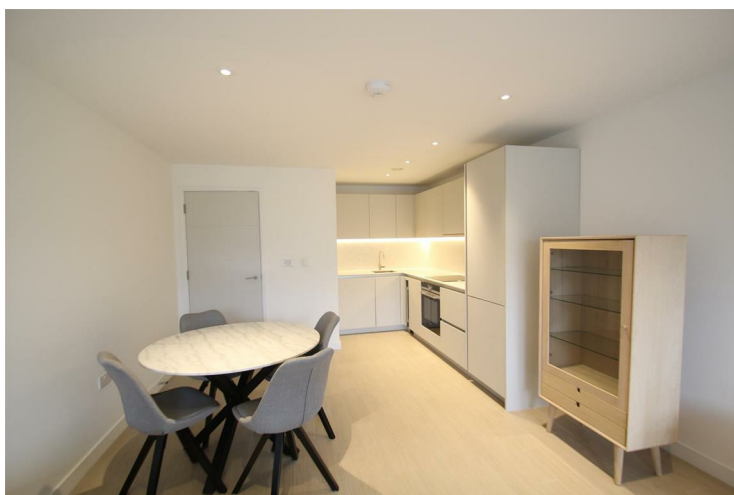
BEDROOM 2



KITCHEN



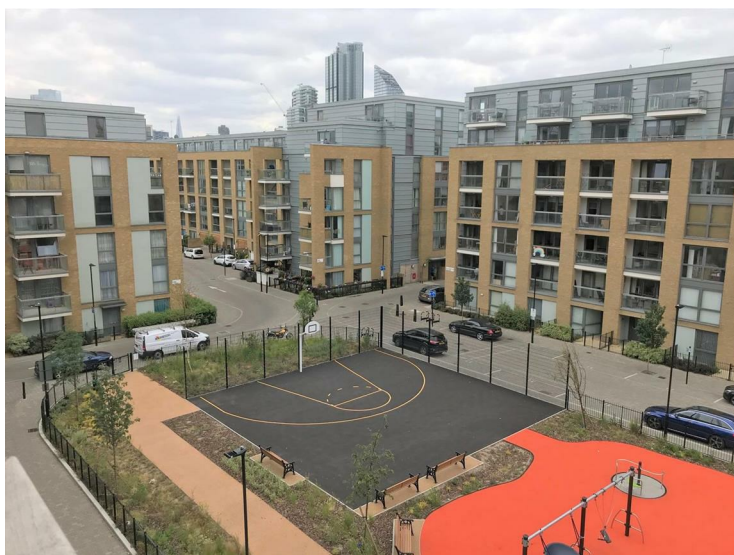
BEDROOM 2



RECEPTION ROOM



RECEPTION ROOM



VIEW

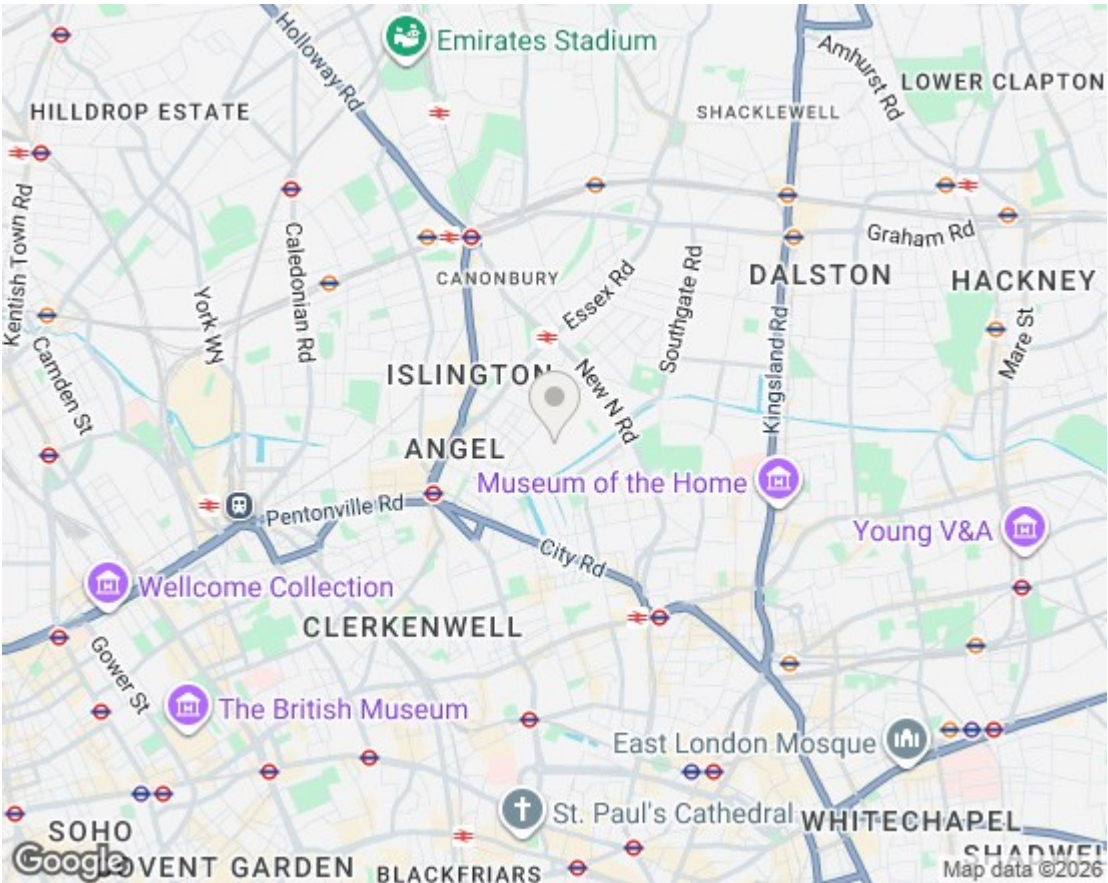
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RECEPTION ROOM



RECEPTION ROOM



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) 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 & Wales   |         |                         |
|   |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         |                         |
|   |         | EU Directive 2002/91/EC |