

# WESTLAND PLACE, LONDON, N1



## ASKING PRICE £750,000

A stunning recently refurbished three-bedroom apartment located in a modern block near Old Street Station.

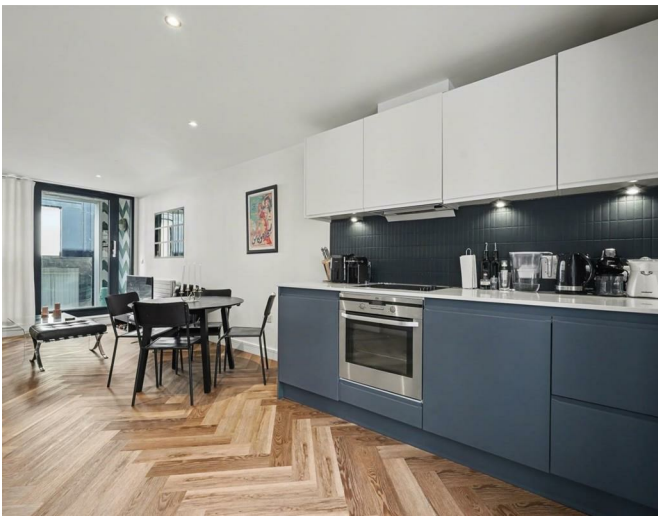
This spacious and beautifully presented property has been updated to a high standard. A fully equipped kitchen with floor-to-ceiling windows offers plenty of natural light with no shortage of cupboard and worktop space.

Three double bedrooms, two modern bathrooms and a good-sized storage cupboard are set either side of the generous hallway.

Additional features include: balcony, wood flooring throughout, video entry phone, and lift access to all floors.

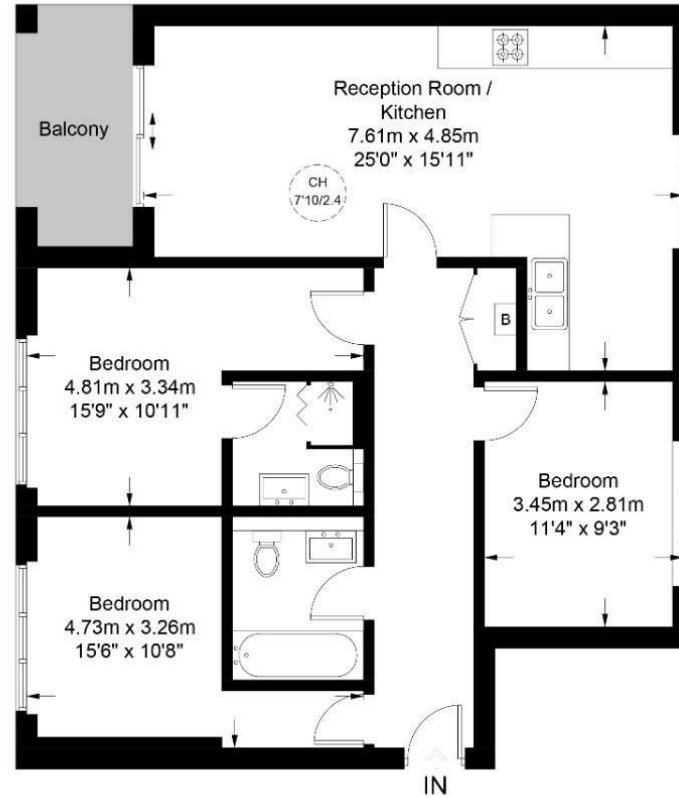
Westland Place is a quiet and peaceful neighbourhood, but it's also within easy reach of all the amenities you need. Plenty of shops, restaurants, and bars are within walking distance, and Old Street Station is just a short walk away, providing excellent transport links around London.

Lease length: 982 years  
Ground Rent: £350 PA  
Service Charges: £6912 PA



## Westland Place, N1

Approximate Gross Internal Area = 880 sq ft / 81.8 sq m



### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID981285)



**Certified  
Property  
Measurer**

- Three Bedrooms
- Large Living Area
- 880 Sq.Ft (est.)
- Council Tax Band F
- Ground Rent £350 PA
- Two Bathrooms
- Private Balcony
- EPC Rating B83
- Long Lease 999 Years from 2009
- Service Charge £6,912 PA 2023



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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