



M&M
PROPERTY

Queensbury Street, London, NI 3AD

£400,000

Leasehold



Spacious one bed apartment on first floor of a small purpose built block ideally situated on a quiet residential square close to Essex Road Station and local shops. The apartment comprises one double bedroom, living room room with access to balcony, fitted kitchen/ breakfast room and bathroom with shower over the bath.

The property requires some modernisation, which makes this a great purchase for someone looking to refurbish to their own taste or as a rental investment.

Queensbury Street is well located within easy reach of the plethora of stylish boutiques, coffee houses, restaurants and bars of both Shoreditch and Islington's fashionable Upper Street and Essex Road. Local amenities including Tesco and Sainsbury's situated on Essex Road. The nearest overground station is Essex Road (7 minutes to the City), with nearby underground stations at Angel (Northern Line) and Highbury and Islington (Victoria Line).

Leasehold - 89 years remaining
Service charge LY - £1015
Ground rent - £10 pa

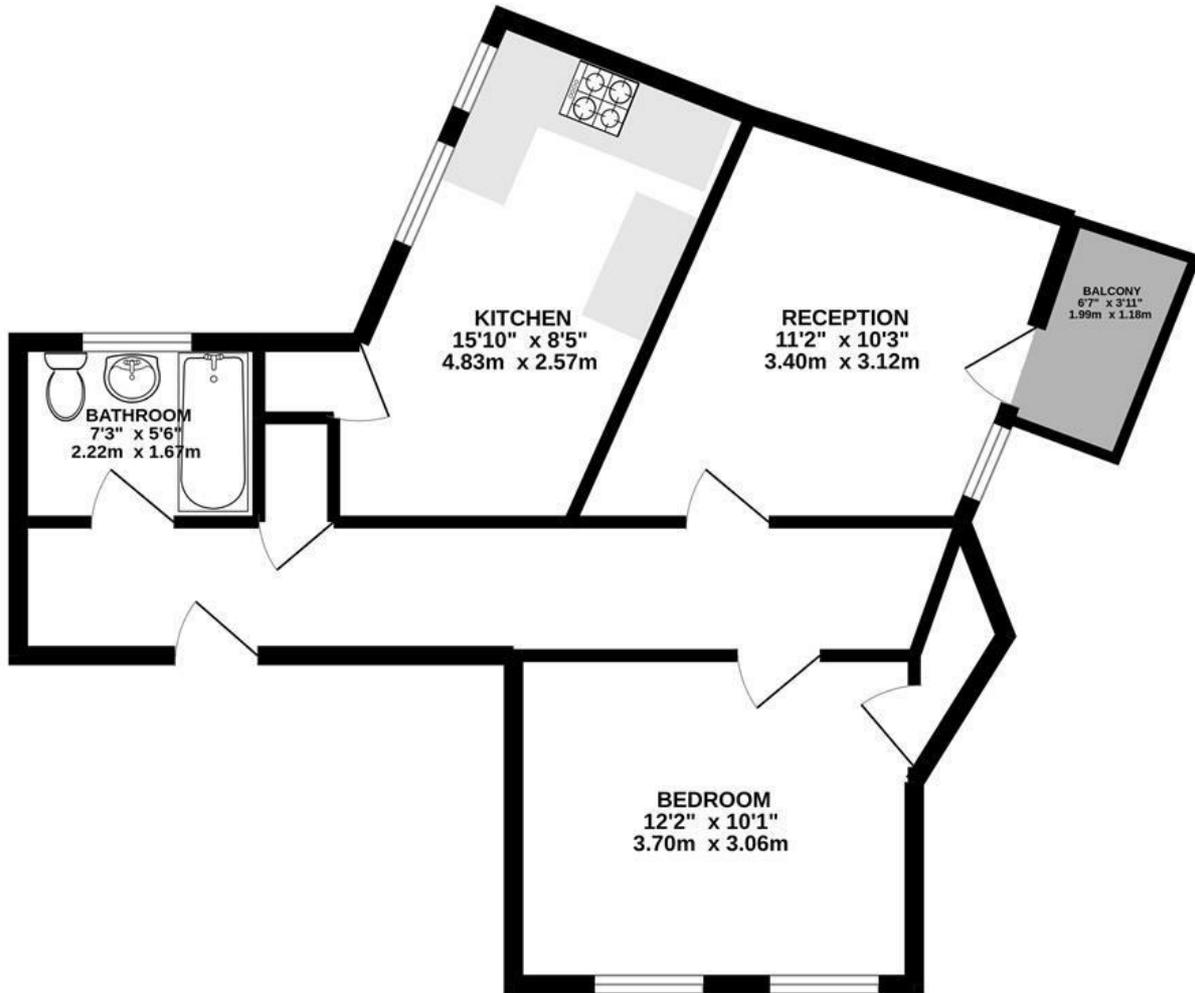
**FOR FURTHER
INFORMATION**

**Please call
M & M PROPERTY
on 020 7704 0664**

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FIRST FLOOR
543 sq.ft. (50.5 sq.m.) approx.

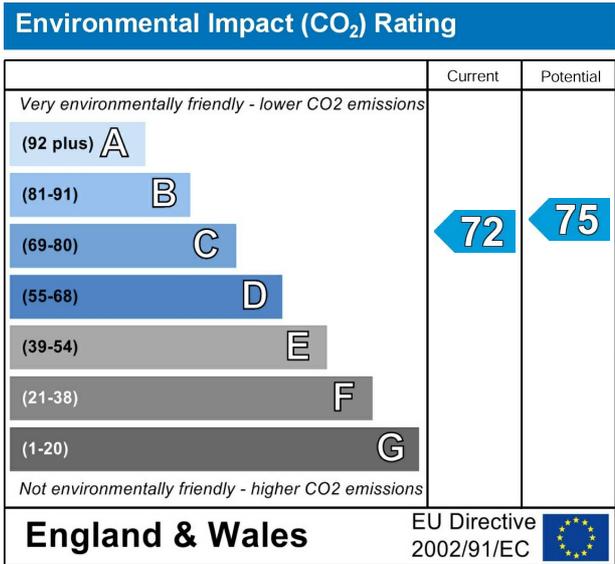
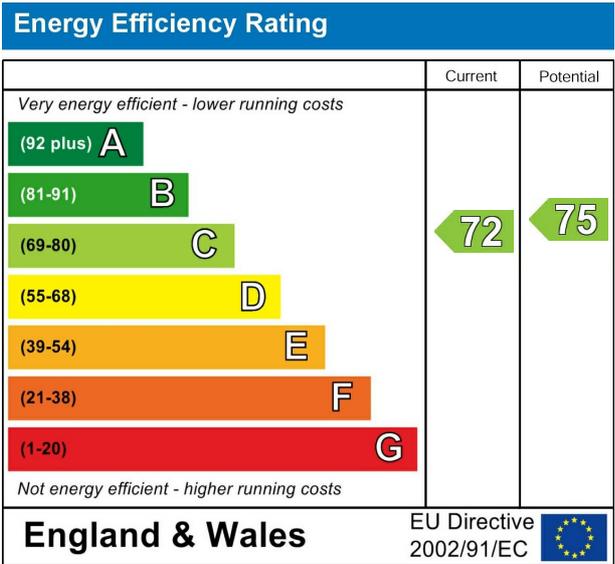


TOTAL FLOOR AREA : 543 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- One Bedroom
- Spacious & Bright
- Balcony
- Plenty of Storage
- Chain Free
- Separate Kitchen
- Close to Essex Road Overground
- Islington NI

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.



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