



Flat B, 10-11 Rheidol Terrace, London N1

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An attractive one double bedroom period apartment in sought after St Peter's parish, Islington

A light and airy ground floor period apartment with large sash windows, wrought iron railings and pleasant views over Rheidol Mews to its rear. No outside space sold with the property.

From the entrance hall, a small landing flows onto the living room, bathroom and Principal bedroom. The open plan living area is south facing and contains a fully fitted kitchenette with integrated appliances (fridge-freezer, dishwasher, washing machine, oven and induction hob with extraction-hood). The work surfaces are finished with Calacatta Marble effect surfaces, plenty of cupboard storage and brass light switches making for a quality finish.

The bathroom has bathtub with integrated shower, chrome fittings, and white metro wall tiles. The principal bedroom has double sash windows with fitted shutter blinds, fitted wardrobes and space for a dressing table. The apartment measures approx. 385 sq. ft. making for a perfect self-contained principal home or pied-à-terre.

Good nursery and primary schools are available locally. The property is within striking distance of independent shops, café and restaurants on Upper Street and Camden passage, Islington. Angel underground station (Northern Line) linking to King's Cross St Pancras International Station.

Terms

Tenure: Leashold, 107 years expires 2130

Council Tax: Band D

Service Charge: 2023 £500pa

Utility: Mains water, electricity, gas fired central heating and drainage

Local Authority: Islington Borough Council

EPC Rating: C

Fixtures & Fittings: To be agreed by separate negotiation.

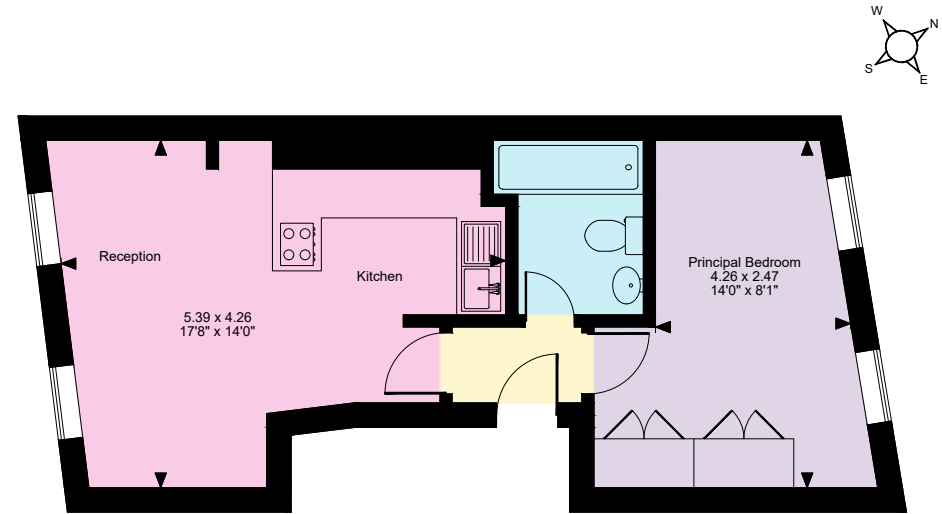
Guide Price: £560,000

Ground Rent: £150pa half-yearly, reviewed 2030.

Floorplans

Rheidol Terrace, N1 N

Gross Internal Area 385 sq ft (36 sq m)



Raised Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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