

**Wakeham Street, Islington  
 1 Bedroom Flat**

**Price: £375,000**



- ✓ Beautiful One Bedroom Apartment
- ✓ Large Sash Windows
- ✓ Wood Floors
- ✓ Chain Free

- ✓ Open Plan Kitchen/Reception
- ✓ High Ceilings
- ✓ First Floor Apartment

## Wakeham Street, Islington

A Beautiful one bedroom flat located on Wakeham Street, Islington N1.

This spacious apartment offers a large open plan kitchen/lounge which has big sash windows and high ceilings, along with a fully integrated kitchen and dining table area, a huge double bedroom with copious amounts of storage space and a modern bathroom complete with a bath/shower combi.

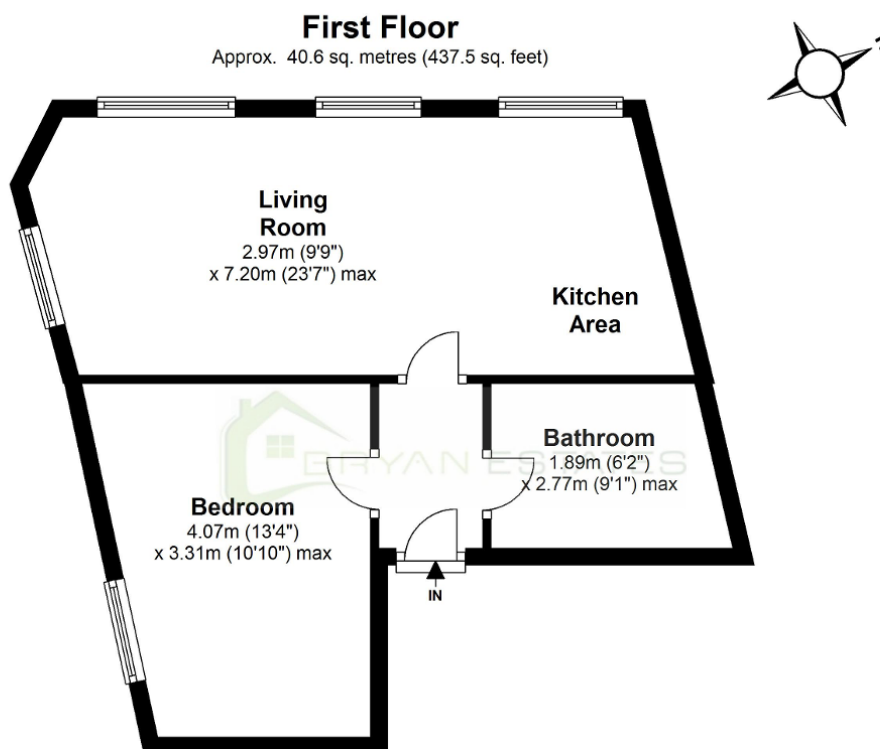
Located within a ten minute walk of Highbury & Islington station, surrounded by great shops and cafes and easy access to Canonbury and/or Dalston.

Please call 0207 998 4788 for more information and to arrange a viewing.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.



Total area: approx. 40.6 sq. metres (437.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item 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.  
Plan produced using PlanUp.

## Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		