



Albany Mews, Islington, London N1

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A lateral, ground floor flat with direct access to a private garden in a Mews development.

The property comprises a separate, fully integrated kitchen with wooden flooring. The spacious, light and airy reception room is adjacent with direct access to a private garden.

Both bedrooms are doubles with built-in storage accompanied by a modern bathroom.

The property benefits from double glazed windows throughout, and there is a parking space available.

Please note that we have been unable to confirm the date of the next review for service charge. You should ensure that you or your advisors make your own inquiries



**Guide price:** £700,000

**Tenure:** Leasehold: approximately 95 years remaining

**Service charge:** £2,500 per annum

**Ground rent:** £150 per annum, reviewed every 25 years

**Local authority:** London Borough of Islington

**Council tax band:** E



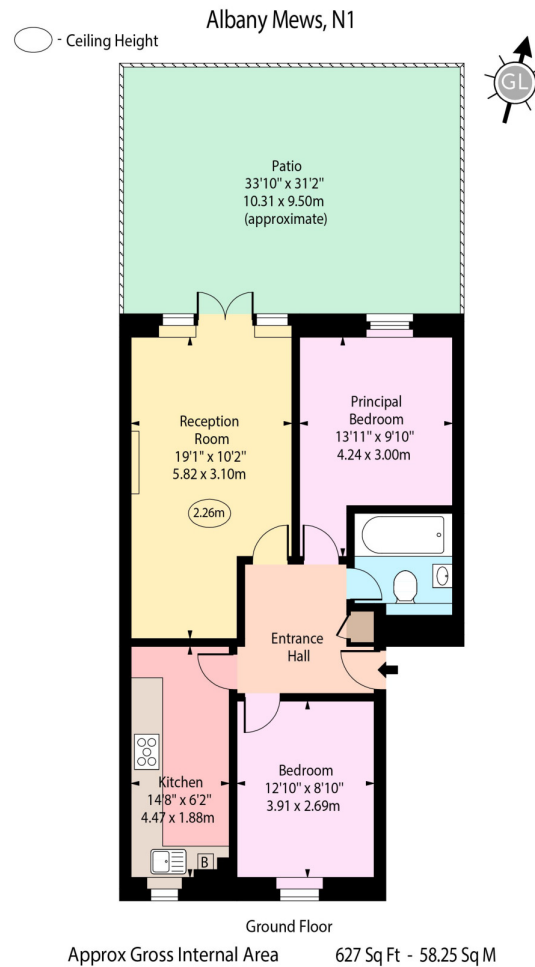


## Location

Albany Mews is a small development off Barnsbury Park. The nearest Underground station can be found at Highbury & Islington (Victoria, mainline & Overground services - 0.4 miles). Upper Street is also easily accessible and offers a wide selection of amenities including shops, bars and restaurants. Please note that all distances are approximate.







This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**  
Islington & King's Cross

Sales  
321-322 Upper Street  
London N1 2XQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Sebastian Toy**  
+44 20 3657 7348  
[sebastian.toy@knightfrank.com](mailto:sebastian.toy@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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