



Clarendon Square, Islington, London NI

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# Claremont Square, Islington, London NI

An attractive and well presented studio flat with a private section of the rear garden arranged over the first floor of an elegant Grade II listed Georgian mid-terrace property on Claremont Square.

With high ceilings, floor to ceiling sash windows and attractive views across the garden square from the studio room, the property is bright and airy and features a modern shower room and a separate contemporary style kitchen to the rear overlooking the garden.

To the rear and accessed via the communal hallway is a private decked section of the rear garden.

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



**Guide price:** £385,000

**Tenure:** Leasehold: approximately 104 years remaining

**Service charge:** £600 per annum

**Ground rent:** £10 per annum

**Local authority:** London Borough of Islington

**Council tax band:** D







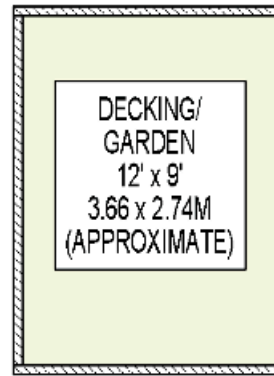
## Location

Claremont Square is an attractive garden square located a stone's throw from Amwell village with a selection of shops, deli's and coffee shops. It is also conveniently located for Angel station (Northern line - 0.2 miles) which provides quick and easy access to the City and to King's Cross / St Pancras International for national and international rail services. Islington's Upper Street with its shops, bars and restaurants is also only a short distance away. Please note that all distances are approximate.

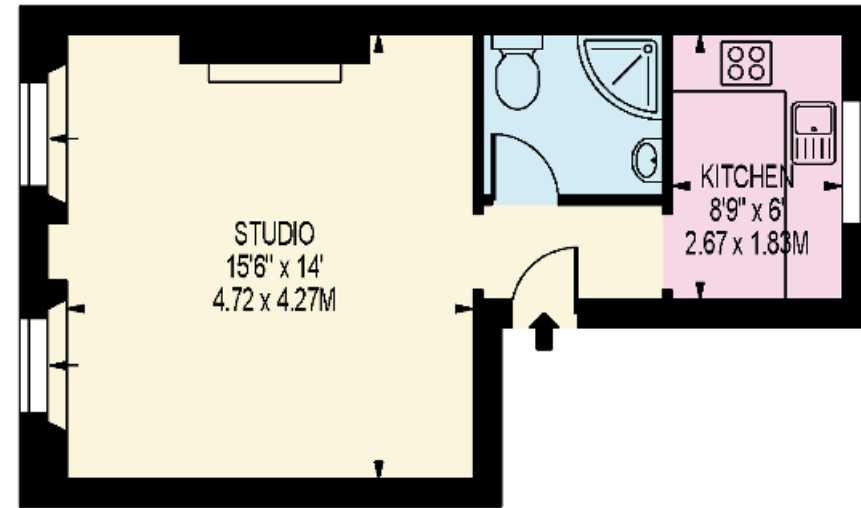


# CLAREMONT SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 339 SQ FT - 31.49 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.

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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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