



Westland Place, Islington, N1

Asking Price: £675,000

 Benham
& Reeves

Westland Place, Islington, N1

🏠 2 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

This exceptional property spans an approximate 749 square feet and has features to include an open-plan reception room with a fully fitted kitchen area with integrated appliances and a kitchen island. There is a large living/dining area that leads to the balcony. The principal bedroom includes floor to ceiling windows and space for wardrobes. The second bedroom is a double bedroom with west facing views.

Westland Place benefits from secure entry, communal garden access, and on-site bike storage.

Local attractions of Shoreditch and Hoxton Square include The Regents Canal, shops, bars, and restaurants are all just a half a mile away, offering a vibrant lifestyle right on your doorstep. There are excellent educational institutions nearby including City, University of London and London Metropolitan University.

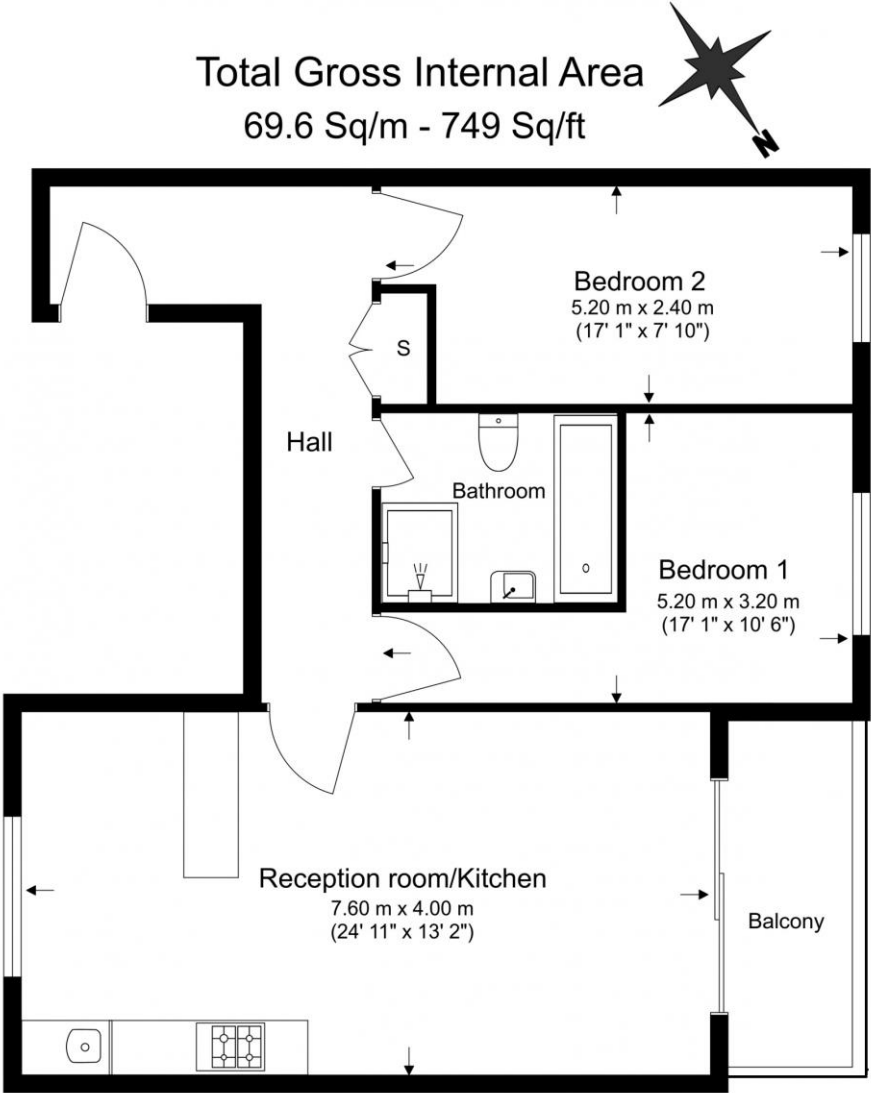




Property Features:

- 2 Bedrooms
- 1 Bathroom
- Balcony
- 749 Square Feet (Approx.)
- Close to Transport Links
- Great Location
- Chain Free





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£675,000
Tenure:	Leasehold Expires 31/12/3004 Approximately 980 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024
Service Charge:	£6,514.36 (per annum) For the year of 2024
Anticipated Rent:	£2,575.00 pcm Approx. 4.4 % Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230421

T: 020 7213 9700

E: city.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

