



Westland Place, Islington, N1

Asking Price: £700,000

 Benham
& Reeves

Westland Place, Islington, N1

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A magnificent two bedroom duplex apartment located in a secure purpose built block in Westland Place.

This exceptional property spans an approximate 1,286 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, a large living/dining area that leads to both private balconies. The principal bedroom is located on the upper floor of the apartment and includes fitted wardrobes and has an en-suite bathroom. The second bedroom is located on the lower level and has balcony access, there is also the second bathroom and a large storage cupboard.

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

Local attractions: The Regents Canal, shops, bars, and restaurants of Shoreditch and Hoxton Square are all just a half a mile away, offering a vibrant lifestyle right on your doorstep.

Educational institutions: Near renowned institutions including City, University of London and London Metropolitan University.

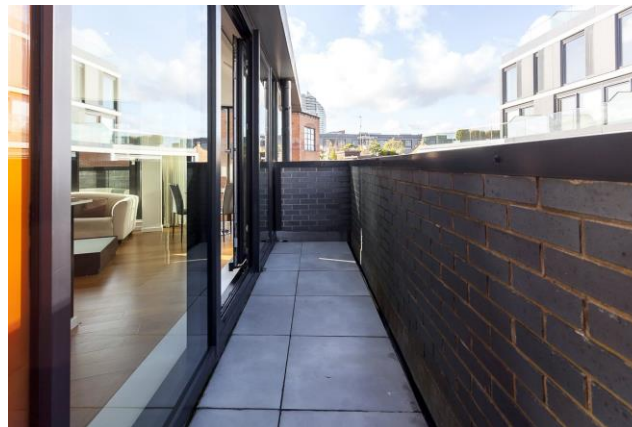
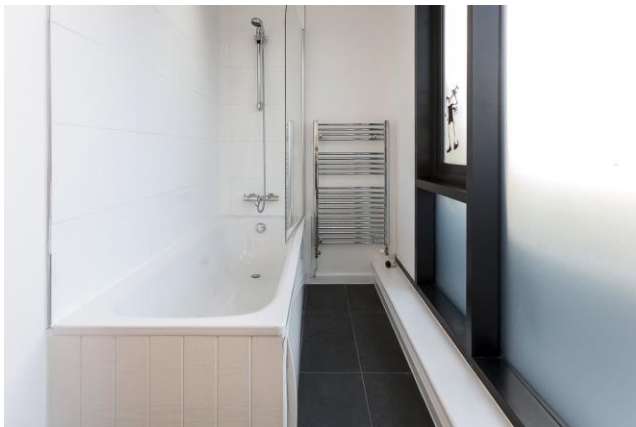
Transport links: A quarter of a mile from Old Street station and the famous Silicon Roundabout, ensuring excellent connectivity with nearby Old Street (Northern line) and Angel (Northern line) stations, providing swift access to the City, Canary Wharf, and beyond



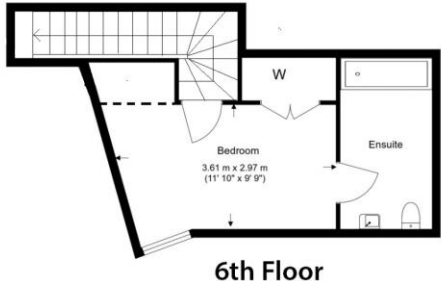
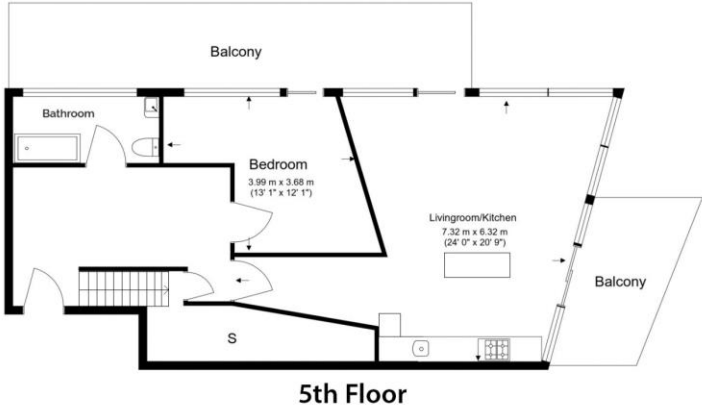


Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 1,286 Square Feet (Approx.)
- Duplex Apartment
- Two Private Balconies
- Bike Storage
- Secure Entry
- Excellent Transport Links



Total Gross Internal Area
119.5 Sq/m - 1,286 Sq/ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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	

Terms & Conditions:

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

Asking Price:	£700,000
Tenure:	Leasehold Expires 31/12/3004 Approximately 980 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024
Service Charge:	£7,283.00 (per annum) For the year of 2024
Anticipated Rent:	£2,450 pcm Approx. 4.2% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: KEN220134

T: 020 7213 9700

E: city.sales@benhams.com

W: www.benhams.com

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Singapore | South Africa | Turkey

