



Buckland Court, St. John's Estate, London, N1

£310,000

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A superb opportunity for a first-time buyer or an investor to purchase this spacious one-bedroom flat on the second floor offering 498 sq ft of accommodation.

The flat comprises a generous living room, a separate kitchen, a sizeable double bedroom with a fitted cupboard, and a three-piece bathroom.

The flat further benefits from plenty of storage, natural light, and access to communal gardens.

The flat is conveniently located near the excellent amenities of Hoxton, Shoreditch, and Islington. Old Street (Great Northern and Northern Lines) and Hoxton Overground stations are within walking distance.

Floor Area

498 sq. ft.

Tenure

Leasehold

Service Charge

£1444 per annum

Ground Rent

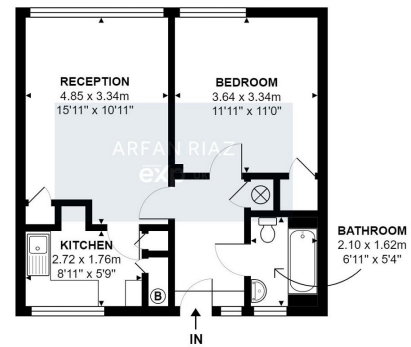
£10 per annum

- QUOTE REF AR0255
- Charming one bedroom flat
- Separate living room and kitchen
- Easy reach of Hoxton and Shoreditch
- Ideal for a first buyer or investor
- Second floor flat | 498 sq ft
- Lovely communal garden
- An opportunity not to be missed!



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APPROX. GROSS INTERNAL AREA: 46.3 m² ... 498 ft²



SECOND FLOOR FLAT

All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		