



## Westland Place, Islington, N1

Guide price of £650,000 - £675,000.

Leasehold

 Benham  
& Reeves

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& Benham  
Reeves

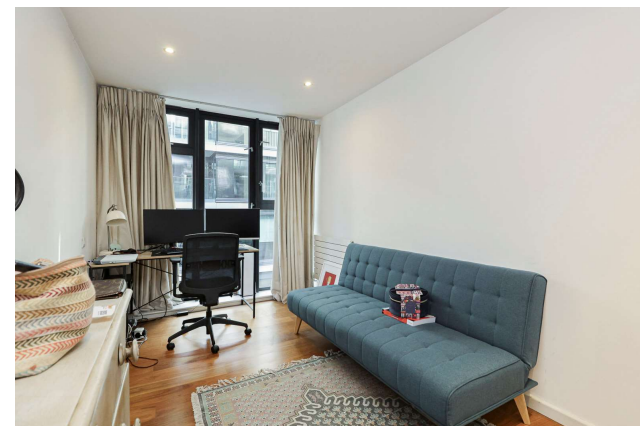
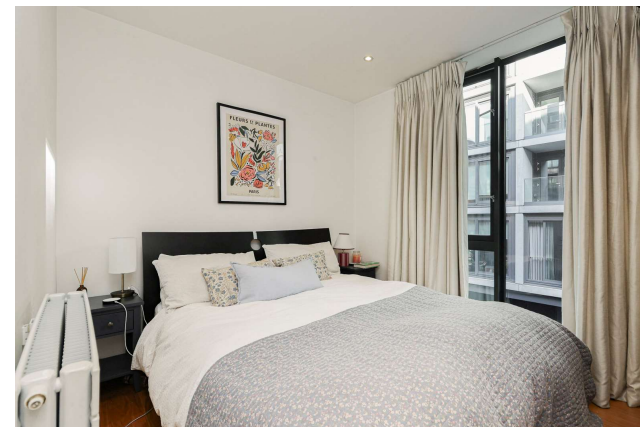
 2 Bedroom (s)  1 Bathroom  Leasehold

Guide price of £650,000-£675,000.

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, a large living/dining area that leads to the balcony. The principal bedroom includes floor to ceiling window and space for wardrobes. The second bedroom is a double bedroom property with west facing views.

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.



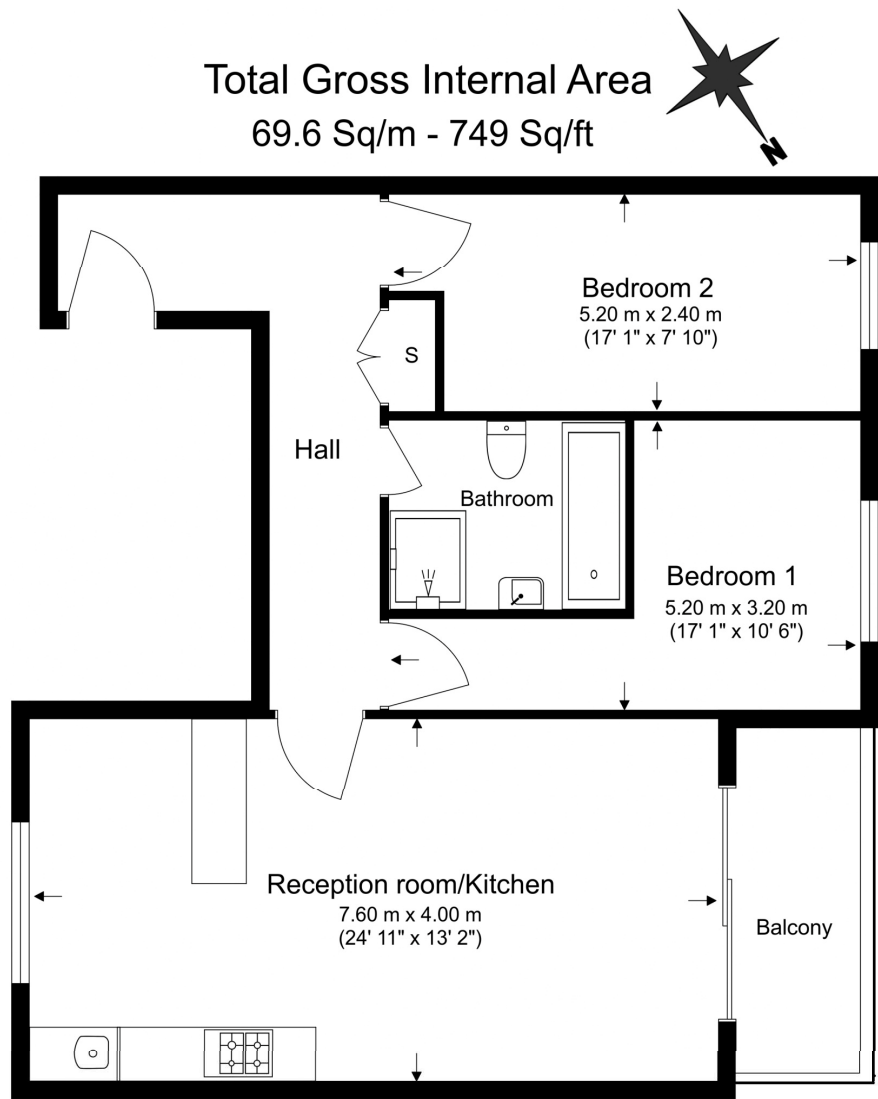




## Property Features:

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	82
(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.

Guide Price of:	£650,000 - £675,000
Tenure:	Leasehold Expires 31/12/3004 Approximately 979 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:	£3,000.00 pcm Approx. 5.5% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230421

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E: [city.sales@benhams.com](mailto:city.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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