

LOT

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## 25a Tibberton Square, Islington, London N1 8JF

**Guide Price: £450,000**

### Two bedroom flat in central location



This modernised two bedroom lower ground floor flat is presented in excellent order and forms part of a converted period property. The flat is located within a garden square just behind Essex Road and within walking distance of Angel underground station and Essex Road main line station. The local array of bars and restaurants are also close at hand. The property has been refurbished and includes gas fired central heating and outside balcony space. This is an ideal buy to let opportunity prior to the proposed stamp duty rise or would make an perfect home for an owner occupier. The flat is sold with full vacant possession.

#### ACCOMMODATION

Entrance Hall, Bathroom, Bedroom One with Ensuite, Bedroom Two, Open Plan Kitchen/Living Room, Balcony Area.

#### TENURE

Leasehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Islington  
Council Tax Band D

#### VIEWING TIMES

By appointment through the auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN