

112 FINCHLEY ROAD  
LONDON NW3 5HT  
INFO@RHWESTATES.CO.UK  
020 7431 7121

WWW.RHWESTATES.CO.UK



CLAREMONT HEIGHTS  
PENTONVILLE ROAD  
ISLINGTON  
N1 9PR

LEASEHOLD - SHARE OF FREEHOLD  
**ASKING PRICE** £795,000  
SUBJECT TO CONTRACT

\* See Video Tour\*

A large 2 double bedroom 2 bathroom (one en-suite) apartment within this exclusive purpose-built apartment. This is one of the largest 2-bedroom apartments in this development.

The property benefits from a fully fitted kitchen, spacious reception with wood flooring, 2 bathrooms (1 en-suite) and a large balcony.

The property also has an allocated off-street parking space, a passenger lift, and a concierge.

Within a few minutes' walk to Angel tube station and local amenities in Islington.



## FEATURES

- Private exclusive block
- Spacious apartment
- 2 x Double bedrooms
- Porter

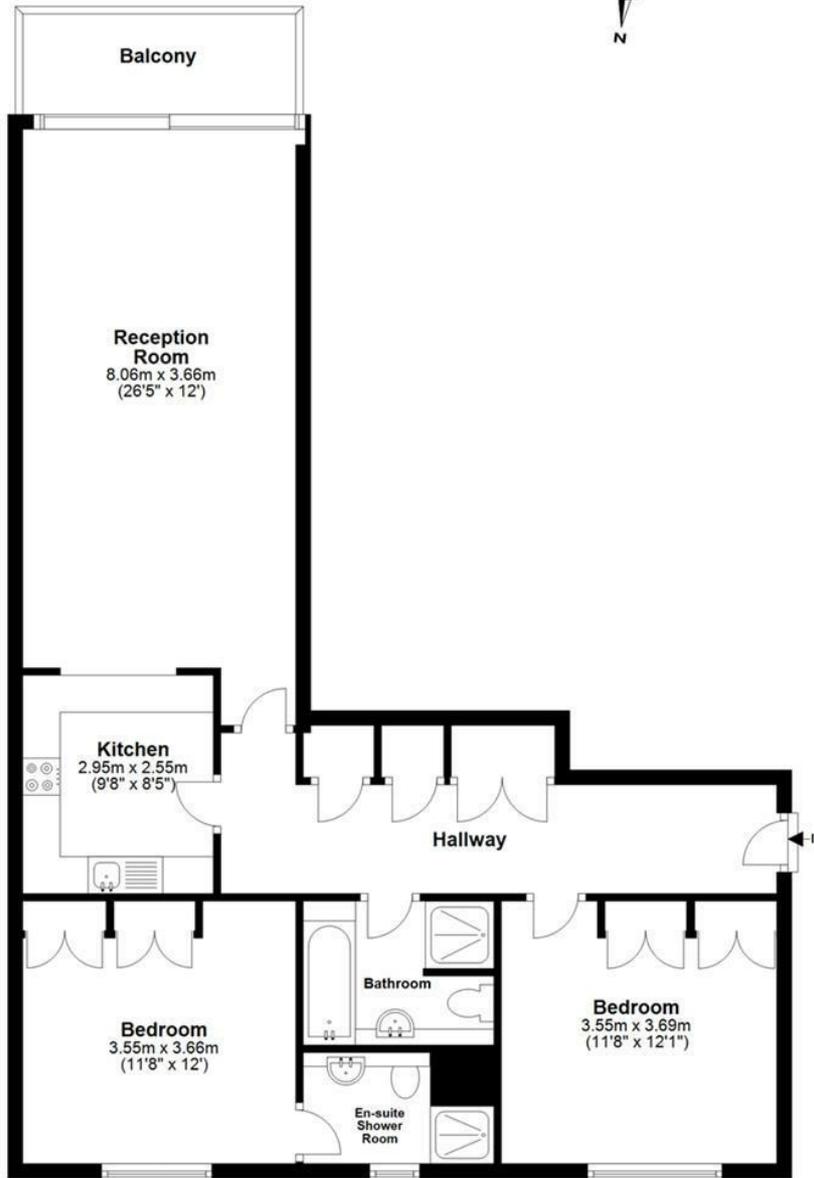
## VIDEO TOUR:

SERVICE CHARGE: £

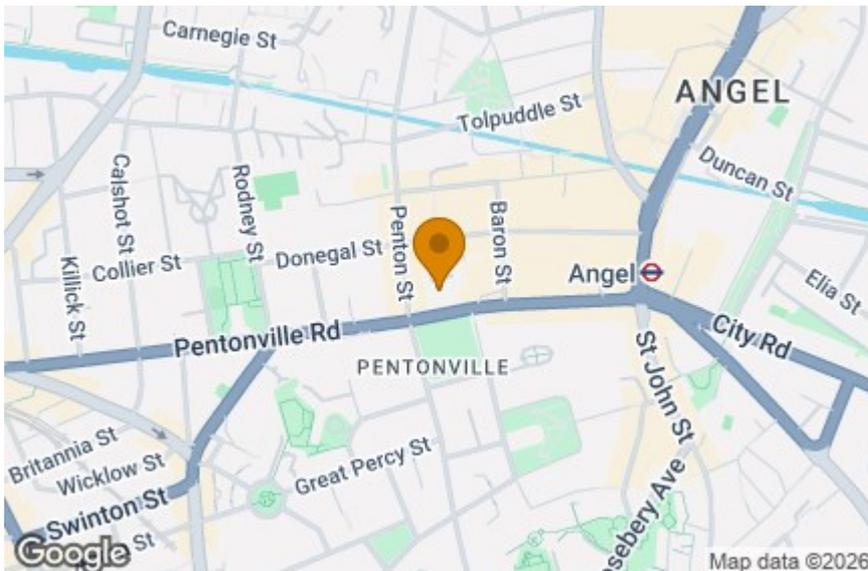
TENURE: Leasehold - Share of Freehold

COUNCIL TAX: F

**Fourth Floor**  
Approx. 86.9 sq. metres (935.6 sq. feet)



Total area: approx. 86.9 sq. metres (935.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**IMPORTANT NOTICE**

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

Not to scale. Copyright: RHW Estates