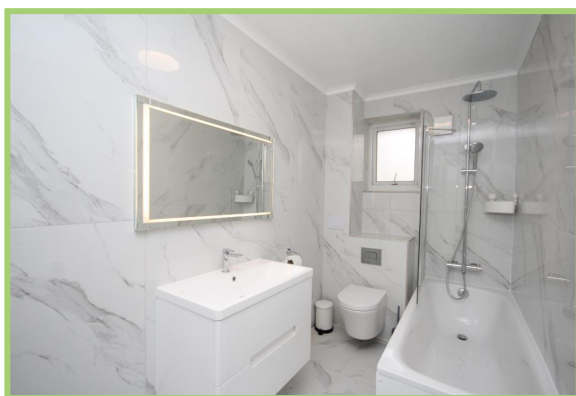


**Westcliff House, Baxter Road, Islington
4 Bedroom Flat**

Price: £925 pw



- ✓ Brand New Refurbishment
- ✓ Front & Rear Gardens
- ✓ Separate Living Room

- ✓ Four Bedrooms
- ✓ Split Level
- ✓ Modern Fitted Kitchen

Westcliff House, Baxter Road, Islington

Bryan Estates are pleased to offer this brand new refurbished four bedroom maisonette located in Westcliff House, Baxter Road N1.

Arranged over two levels this property features a modern fitted kitchen, large separate reception room, front and rear gardens, four double bedrooms with built in wardrobes, modern tiled bathroom and a second W.C.

Available immediately.



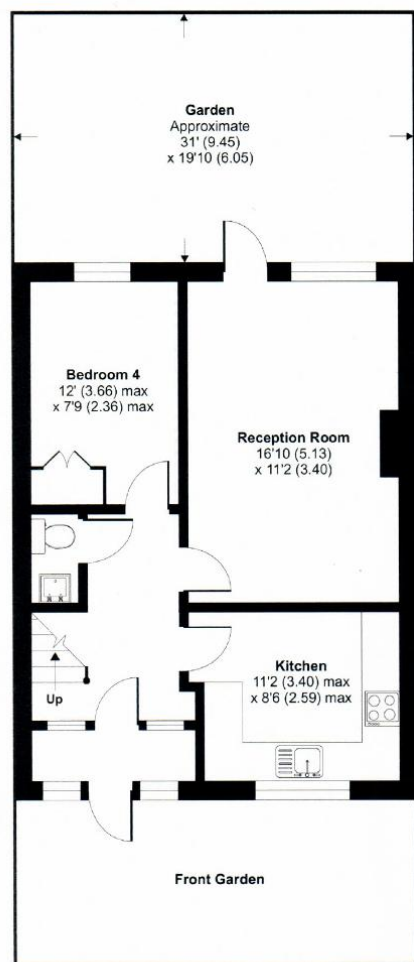
Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

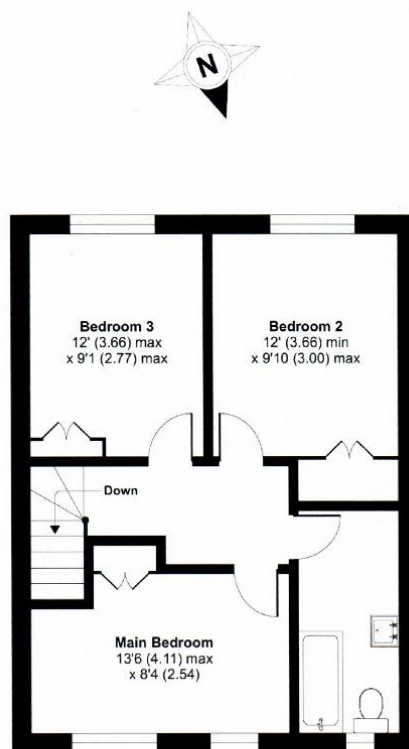
Baxter Road, London, N1

Approximate Area = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Performance Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		