

# hotblack desiato

ESTATE AGENTS

CAMDEN PASSAGE, N1 8ED

£1,600,000



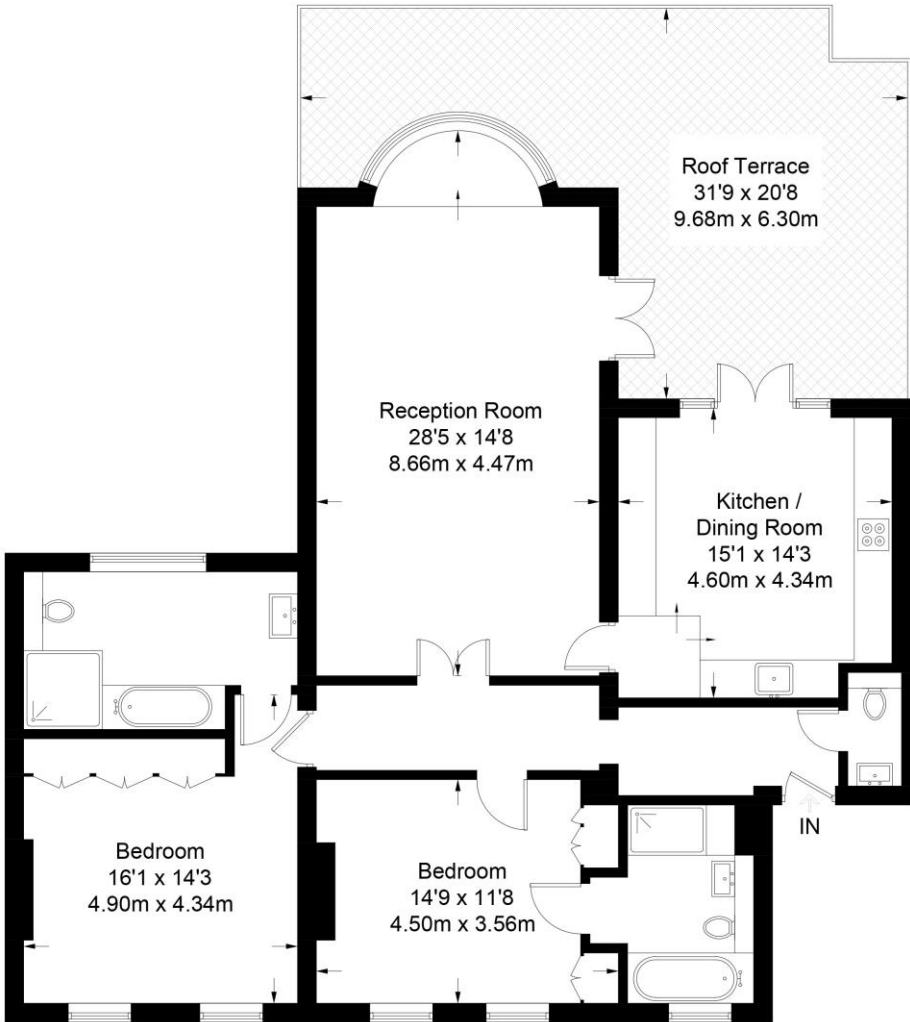
A wonderfully bright and airy, laterally converted flat spanning 3 buildings and featuring over 1350 sq ft of generously proportioned living space. This special, first floor apartment boasts 2 double bedrooms, each with its own en-suite bathroom. There is a large reception / dining room and a separate kitchen breakfast room, both of which lead to the sizeable, sunny terrace. Located on this picturesque, car free street, just behind Upper Street and within striking distance of The City, this superb flat is nestled amongst an array of famous antique shops, high quality coffee houses, restaurants and shops and includes a private, designated, off-street parking space, approached from Charlton Place. Camden Passage is only moments from the Regent's Canal towpath and the renowned green spaces of Islington Green, Colebrooke Row and Duncan Terrace Gardens. This is a rare opportunity to live in one of North London's most iconic, vibrant and dynamic locations.

- TWO DOUBLE BEDROOMS
- 2 EN-SUITE BATHROOMS
- LARGE RECEPTION/DINING ROOM
- KITCHEN BREAKFAST ROOM
- LARGE TERRACE
- PRIVATE PARKING
- WALNUT FLOORING
- Leasehold (115 years remaining)
- Service Charge: £ TBC
- Ground Rent: £ TBC
- Council Tax: ££1,747 (Band E)
- Approx. 1377 sq ft
- Rental Estimate: £ TBC



# Camden Passage

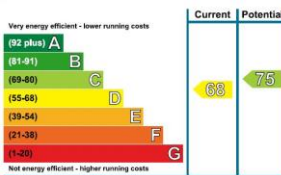
Approximate Gross Internal Area = 1377 sq ft / 127.9 sq m



## First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

### Energy Efficiency Rating



## INSIDER'S GUIDE - a perspective from the present owner

A feature of its dual aspect, this is a flat of two distinct personalities, both of which I have adored during the ten years I have lived here. The front opens onto Camden Passage, bursting with character, history and life, where you can nip down and feast on the best sushi in the area at Sushi Show, stroll across Islington Green to the Screen on the Green cinema or walk the few minutes to Angel tube station and all the bus connections. The feeling of convenience as well as community has been one of the best features of living here - you're never far away from anything or anyone you need.

The other aspect is best highlighted by what happens at the rear of the flat, where the huge east-facing terrace and large French doors to the living room and kitchen become drenched in sunlight from the morning to the mid-afternoon, perfect for enjoying breakfast or working from home. The loudest noises you'll hear from the terrace are birdsong and children playing at the local primary school, contrasting wonderfully with the buzz from the passage at the front, which itself dims down by the early evening.

Another great feature of this property, and a rarity for Islington, is the private parking space at the rear, accessed through a locked gate.

Lastly, one of my favourite things to do that I will greatly miss when I move away, is to make a thermos of tea and walk with that and a book the two minutes to Regent's Canal and sit on the lock, reading and enjoying the narrowboats, trees and the sun setting. That about sums up the thing I love most about living here - the unbeatable duality of the convenience and connectedness to the London's best assets and the easy access to light, nature and peace. I bought this flat myself through Hotblack ten years ago and I am pleased that they are handling the sale for me now.



## TRANSPORT LINKS

Angel station (Northern Line) is approximately 0.1 mile away.

Essex Road station (Great Northern) is approximately 0.5 miles away.

Caledonian Road & Barnsbury (Overground) is approximately 1.1 miles away.

Kings Cross & St Pancras is approximately 1 mile away

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