



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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£525,000

Leasehold

- Stylish Apartment
- 580 Sq. Ft
- Private Terrace
- Close To Old Street
- Open Plan Living
- Chain Free



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



About The Property...

A one bedroom apartment located on the ground floor of the stylish development on City Road. The property offers 580 sq. ft internal floor area and has bright and spacious interiors, a modern finish throughout and a large private terrace.

Aquarelle House is positioned within a unique and highly desirable location, between Regents Canal and City Road and Wenlock Basins. With the popular shops, bars and restaurants of Upper Street, Old Street and the surrounding area within easy reach.

Leasehold - 109 Years Remaining

Service Charge - £3,400 for 2025

Ground Rent - £250 p/a

Council Tax - Islington - Band D

EPC Rating - 77/C

