



Melville Place, N1 8ND  
Offers In Excess Of £550,000

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# Melville Place, N1

- Bright and spacious apartment 631 sq ft
- Secure gated environment
- Porter
- Private rear terrace
- Allocated parking space
- Highly desirable location
- Chain free

## Bright & Spacious One Bedroom Flat in Prime Islington Location

Offered chain-free, this beautifully presented one double bedroom flat spans 631 sq ft and is set on the raised ground floor of the sought-after Melville Place, a modern and secure gated development with a dedicated resident porter.

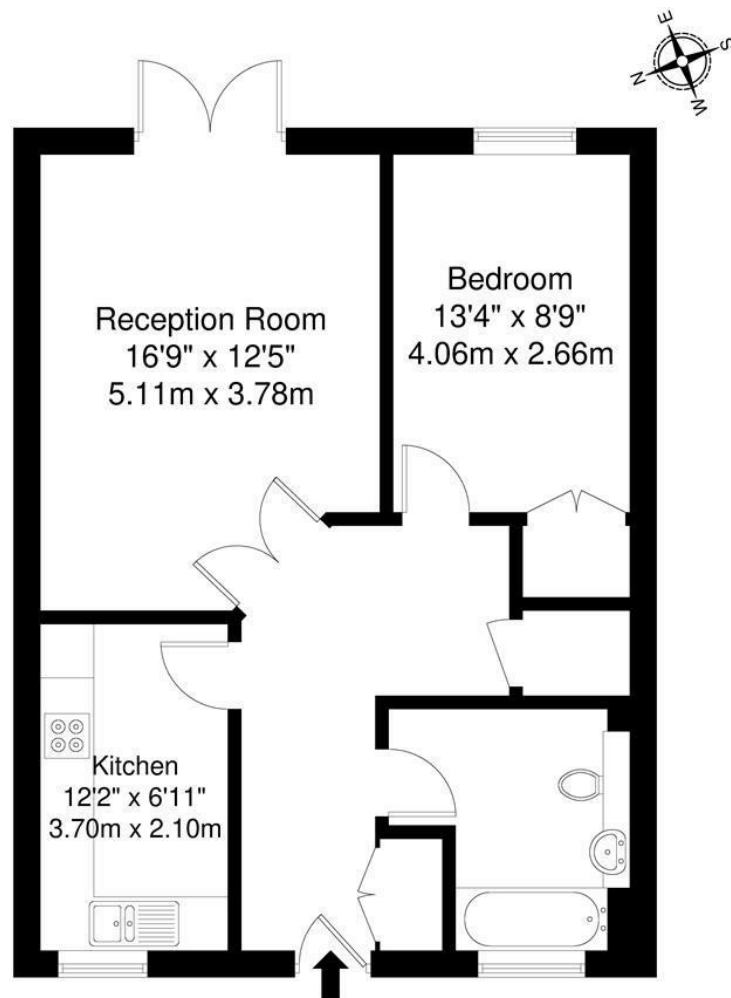
Bathed in natural light, the property boasts generous proportions and a contemporary finish throughout. Residents benefit from excellent amenities including secure undercroft parking, a well-maintained on-site cycle store, and peaceful communal grounds.

Situated just moments from the vibrant heart of Upper Street, you'll be surrounded by a wealth of boutique shops, award-winning restaurants, independent theatres, and cosy cinemas. Angel, Essex Road, and Highbury & Islington stations are all within easy walking distance, offering superb connectivity across Central London and the City.

Perfect for professionals, first-time buyers or investors alike – a stylish urban home in a excellent location.







Ground Floor

Melville Place, Victoria Court, N1

Total Gross Internal Area = 58.7 sq m / 631 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersoflondon.co.uk](mailto:info@coopersoflondon.co.uk)

**0207 580 9658**

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