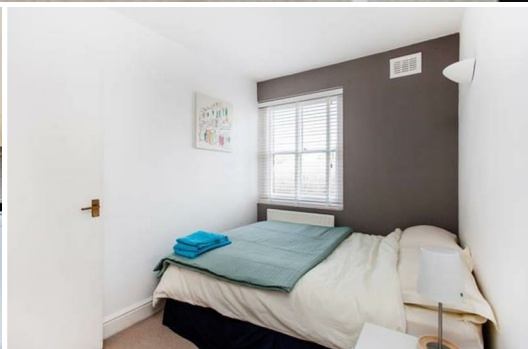


Flat in , N1

**BuyLondonFlat.com**  
*Making your property move*

**£625,000**



## Key Features

- Direct views of Islington Green
- Close to Angel and Highbury & Islington stations
- Priced to sell!
- Second floor apartment
- Recently refurbished with modern bathroom and kitchen
- Desirable location along Upper Street
- Ideal first time buy or investment

## Description

RARELY ON THE MARKET -- DIRECT VIEWS OF ISLINGTON GREEN -- NEWLY REFURBISHED --  
WITHIN CONSERVATION AREA -- PRICED TO SELL

BuyLondonFlat is proud to present this extremely well-located 2-bedroom flat along Upper Street. Such properties are rarely on the market and the property has been priced to sell.

The apartment features direct views over Islington Green, with ample sunlight into the spacious reception area. Each of the bedrooms has a double bed and a built-in wardrobe space, and the bathroom has been recently refurbished to a very high standard. This would be an ideal buy for a first-time buyer or a buy-to-let investor due to its extremely desirable location and price.

Residents will enjoy superb proximity to all that Upper Street has to offer, including independent boutiques, restaurants, patisseries, salons, delis, a post office, and the Almeida theatre. The greenery and amenities (including gym, swimming pool and outdoor tennis courts) of Highbury Fields are only five minutes away, and commuters will benefit from excellent transport links with two stations: Highbury and Islington station as well as Angel Station providing regular access to Central and East London.

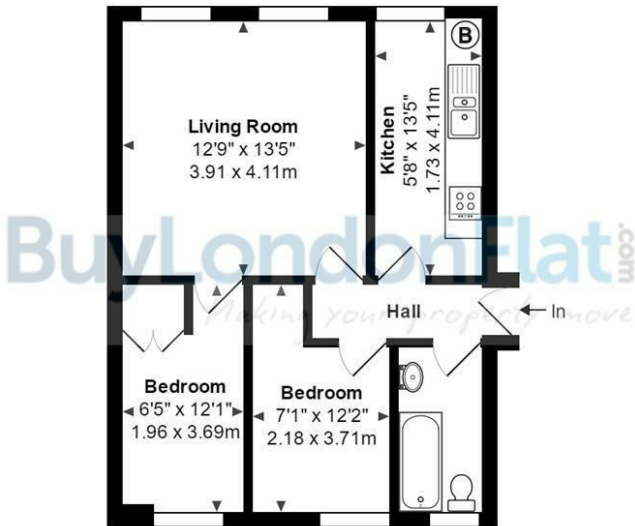
Early viewings are highly recommended for this lovely property so do get in touch today!

Lease length: 189 years

Ground rent: £400 pa

Service charge: £1,000 annual (basic) but higher this year due to refurbishment works

UPPER STREET, ISLINGTON N1



Approximate Gross Internal Area: 523 ft² ... 48.6 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Green House Energy Surveyors Ltd 2016.

Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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

## Location Map

