

Upper Street, N1

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Hidden Islington gem! Bright top-floor 1-bed on Upper Street with several velux roof windows, modern kitchen & character charm. Steps from cafés, shops & Highbury & Islington station.

- Top floor flat (3rd Floor) - No Lift Access
- Council Tax Band B
- Storage in the Eaves
- Available December 5th 2025
- Laminate wood flooring
- Large double bedroom
- Close to Highbury and Islington Station
- Excellent local amenities



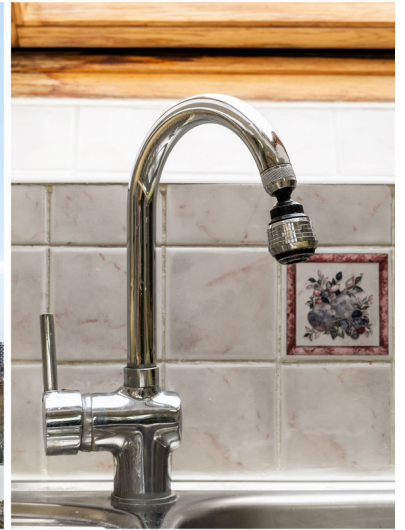
This charming one-bedroom flat is tucked away on vibrant Upper Street, just moments from the area's celebrated shops, restaurants and bars.

Situated on the third (top) floor of a well-maintained period building, this unique home offers a peaceful retreat in the heart of Islington. (Please note: there is no lift access.)

Upon entering, a staircase leads directly into a bright, thoughtfully designed living space flooded with natural light from six velux roof windows. The semi-open plan layout creates a wonderful sense of flow, with a compact yet useful kitchen featuring sleek cabinetry, gas cooker, fridge-freezer and washing machine.

A sliding door separates the kitchen from the inviting living room, providing flexibility for entertaining or quiet evenings in. The spacious double bedroom offers generous built-in storage and two additional velux roof windows, ensuring the space feels light and airy throughout. A family-sized bathroom completes the accommodation.

Please note: restricted head height below 1.5 metres in some areas. Kindly refer to the floor plans and photos for further details. There is plenty of storage within the eaves.





LOCATION

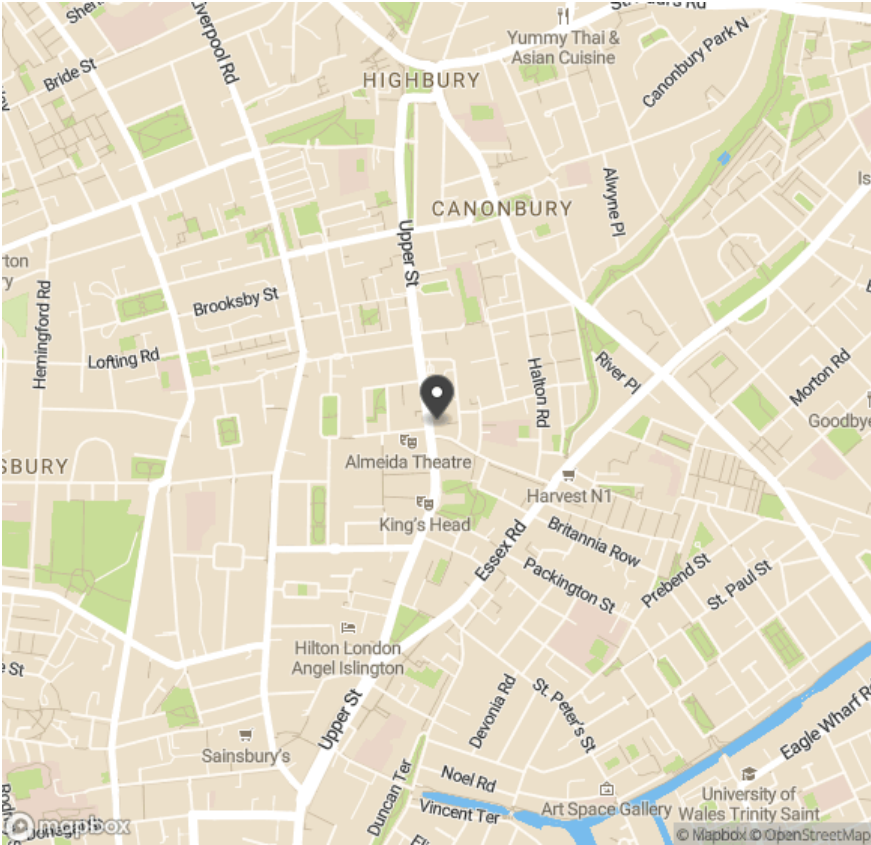


Property location

ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 72

Potential: 74



FLOOR PLAN

415 sq ft (38 sq m)

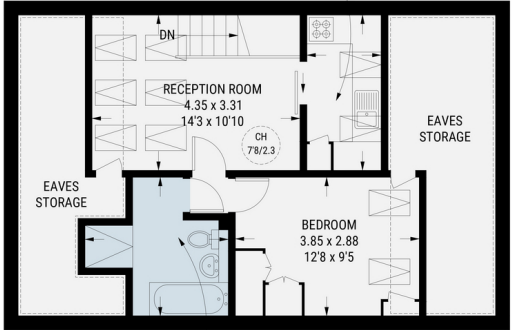
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Approximate Gross Internal Area = 38.5 sq m / 415 sq ft
(Excluding Reduced headroom)
Reduced headroom = 26.6 sq m / 286 sq ft
Total = 65.1 sq m / 701 sq ft

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[Dashed box] = REDUCED HEADROOM BELOW 1.5m / 5'0"

KITCHEN
3.27 x 1.59
10'9 x 5'3



THIRD FLOOR

BATHROOM
2.98 x 2.74
9'9 x 9'0



SECOND FLOOR

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