



## St. Peter's Street Islington, N1 £550,000 Leasehold

Superbly presented second and third floor apartment located in this development close to all the amenities of Angel. The flat enjoys excellent light and features well balanced accommodation over two floors, and benefits from a modern kitchen and bathroom. St Peters Street is well situated for all the boutique shops and eateries of Upper Street, with the open spaces of Colebrooke Row Gardens and the elegant charm of Regents canal easily accessible. Angel station (Northern line) is within ten minutes walk and local buses on City Road/Upper street/Essex Road are close by.

- Offered chain free
- Lift access
- Central location
- Close to Regents Canal
- Separate WC
- Private balcony
- Superb transport links
- Council Tax: C

### Viewing

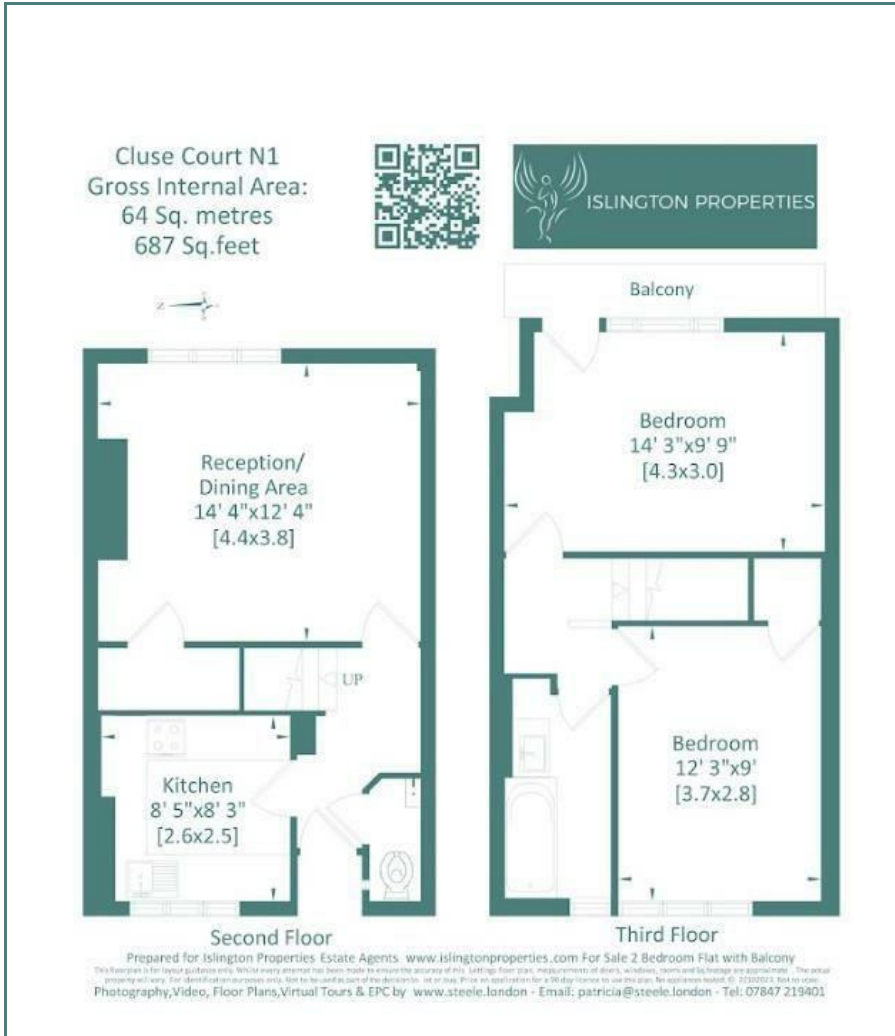
Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



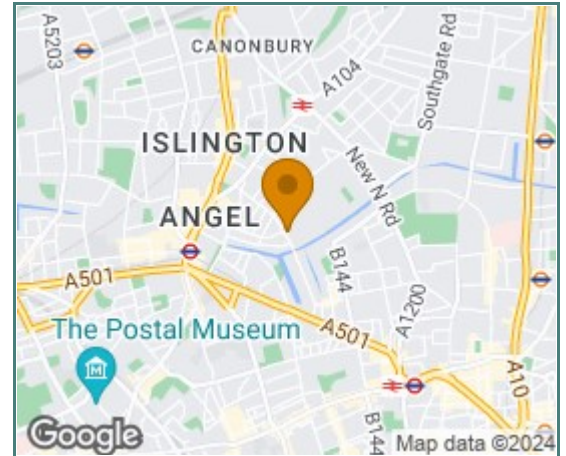
## Additional Information

Lease Term: 90 years  
 Service Charge: £2,400  
 Service Charge Review Period: Annually  
 Ground Rent: £10 per year  
 Heating: Gas Central Heating  
 Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Broadband: Standard, Superfast & Ultrafast (Ofcom)  
 Mobile Signal/Coverage: Good for EE, Three, O2 & Vodafone (Ofcom)  
 Parking: Street Parking Permit from the council

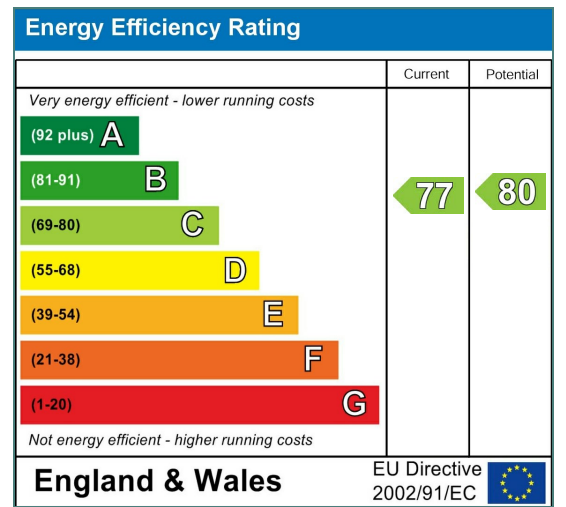
## Floor Plan



## Area Map



## Energy Efficiency Graph



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