



## FLAT C 163A UPPER STREET

LONDON, N1 1US

£850,000  
LEASEHOLD

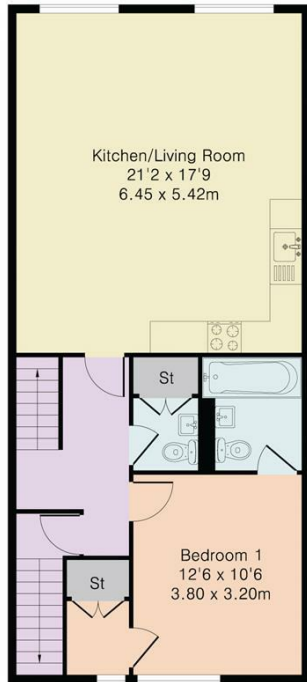
Discover the perfect blend of modern living and vibrant city life with this stunning two-bedroom, split-level apartment, ideally situated on Islington's famous Upper Street. This bright and spacious home features high ceilings that enhance the sense of space and light throughout the property.

The generous kitchen and reception area is a highlight, equipped with built-in appliances that make meal preparation and entertaining a breeze. Both double bedrooms offer the luxury of en-suite bathrooms and built-in storage, providing comfort and convenience.

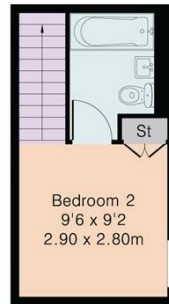
Perfectly positioned between Highbury & Islington and Angel underground stations, this apartment boasts excellent transport links, including bus, tube, and overground services, all within a short walking distance. This prime location grants easy access to the myriad of restaurants, cafes, and other amenities that Upper Street has to offer, ensuring you are never far from the action.

**NH** NobleHouse  
services

Approximate Gross Internal Area 896 sq ft – 83 sq m  
 Second Floor Area 733 sq ft – 68 sq m  
 Third Floor Area 164 sq ft – 15 sq m



Second Floor



Third Floor



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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