



Albany Mews

Barnsbury, N1

Offers in excess of £600,000

A beautifully presented two double bedroom apartment set on the second floor of this wonderfully located development right in the heart of Barnsbury and the Barnsbury conservation area.



Albany Mews

Barnsbury, N1

- 2 double bedrooms
- Reception room with ample space for dining
- Separate kitchen
- Allocated parking space
- Secluded development
- Superb access to Angel and Highbury & Islington



A beautifully presented two double bedroom apartment set on the second floor of this wonderfully located development right in the heart of Barnsbury and within the Barnsbury conservation area. Accommodation comprises two well-proportioned double bedrooms both with built-in wardrobes, bathroom, reception room with ample space for a dining table and separate kitchen which has been updated by the current owners. The property comes with an allocated parking space to the front. Albany Mews is accessed from a quiet tree-lined one way street, Barnsbury Park, which can only be accessed from Thornhill Road. Barnsbury Park affords superb access to the trains at Caledonian Road Underground station (Piccadilly Line), Caledonian Road & Barnsbury station (London Overground Network), along with Highbury & Islington station (National Rail & Victoria Line) & Angel (Northern Line). The apartment is also conveniently located for access to the greenery of numerous local squares including Barnsbury Square and Thornhill Square, to name but two, along with the delights of Barnsbury Wood. Kings Cross / St Pancras International provide superb additional transport links around London and to mainland Europe, along with a vibrant night life with a plethora of bars and restaurants.

Tenure: Leasehold 94 years seven months remaining

Service Charge: £2,818 per annum (which includes a contribution to the sinking fund)

Ground Rent: £250 per annum

Local Authority: Islington

Council Tax Band: E

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

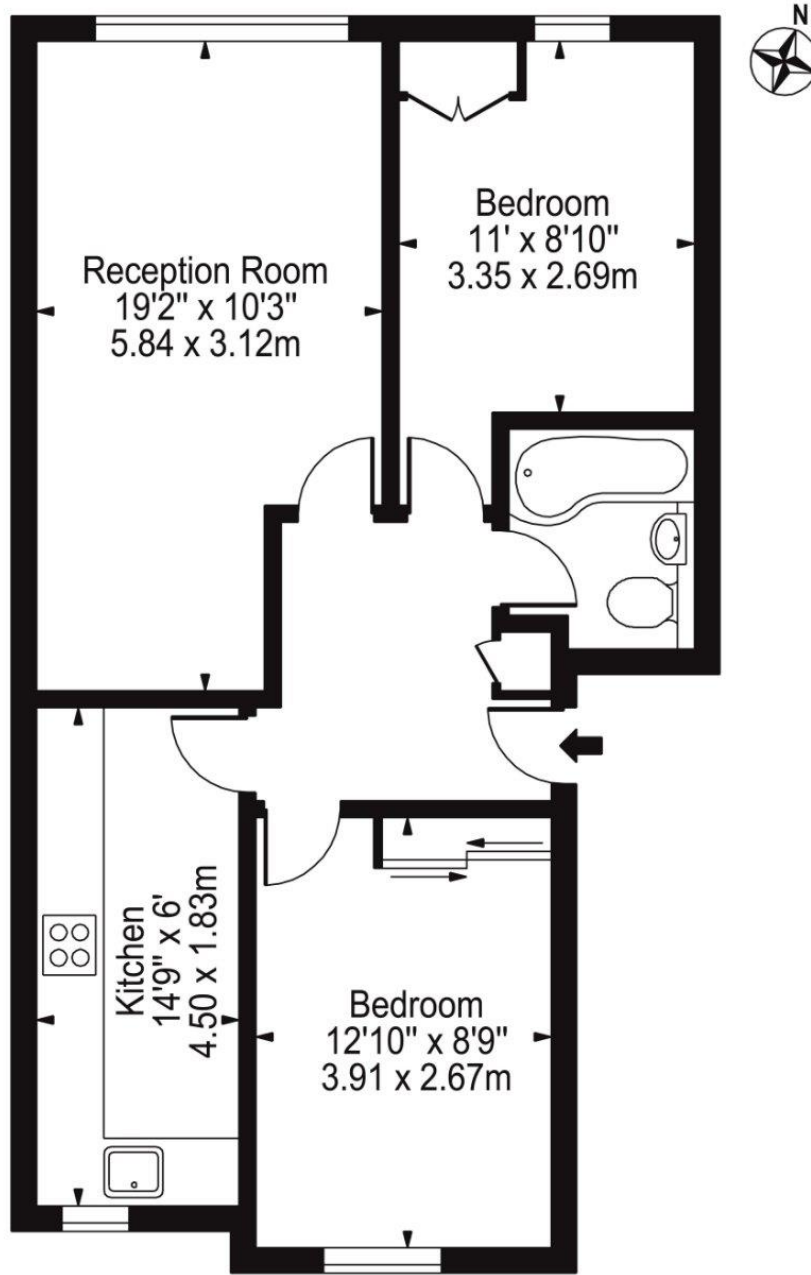
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Approx. Gross Internal Area 614 Sq Ft - 57.04 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

