



Packington Square

Islington, N1

Asking Price £780,000

A bright and well-maintained 2 double bedroom, 2 bathroom property overlooking Packington Square located on the first floor of this desirable development.



Packington Square

Islington, N1

- 2 double bedrooms
- En-suite
- Open-plan kitchen/living space
- Balcony
- Located on Packington Square
- Close to transport links



A bright and well-maintained 2 double bedroom, 2 bathroom property overlooking Packington Square located on the first floor of this desirable development. The property is well proportioned and comprises; Open-plan kitchen/living room with access on to the balcony overlooking the square; the kitchen is modern and full equipped with plenty of worktop and cupboard space; both bedrooms are spacious with build-in wardrobes; the master bedroom benefits from a luxurious en-suite shower room; the main bathroom features a bath with overhead shower. The property affords superb access to the walks of the canal and the greenery of the gardens of Arlington Square & Rosemary Gardens. The larger green area of Shoreditch Park is just down the road. Convenience shopping can be found at the Co-Operative & Tesco's on New North Road along with the Co-Op on the corner of Packington Street and Prebend Street. The bars, shops and gastro pubs of Upper Street are within close proximity. Essex Road station provides good train links to the City, along with the Underground at both Highbury & Islington, Old Street and Angel.

Tenure: Leasehold 984 years 7 months

Service Charge: £2346

Ground Rent: £250

Local Authority: Islington Council

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)	85	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

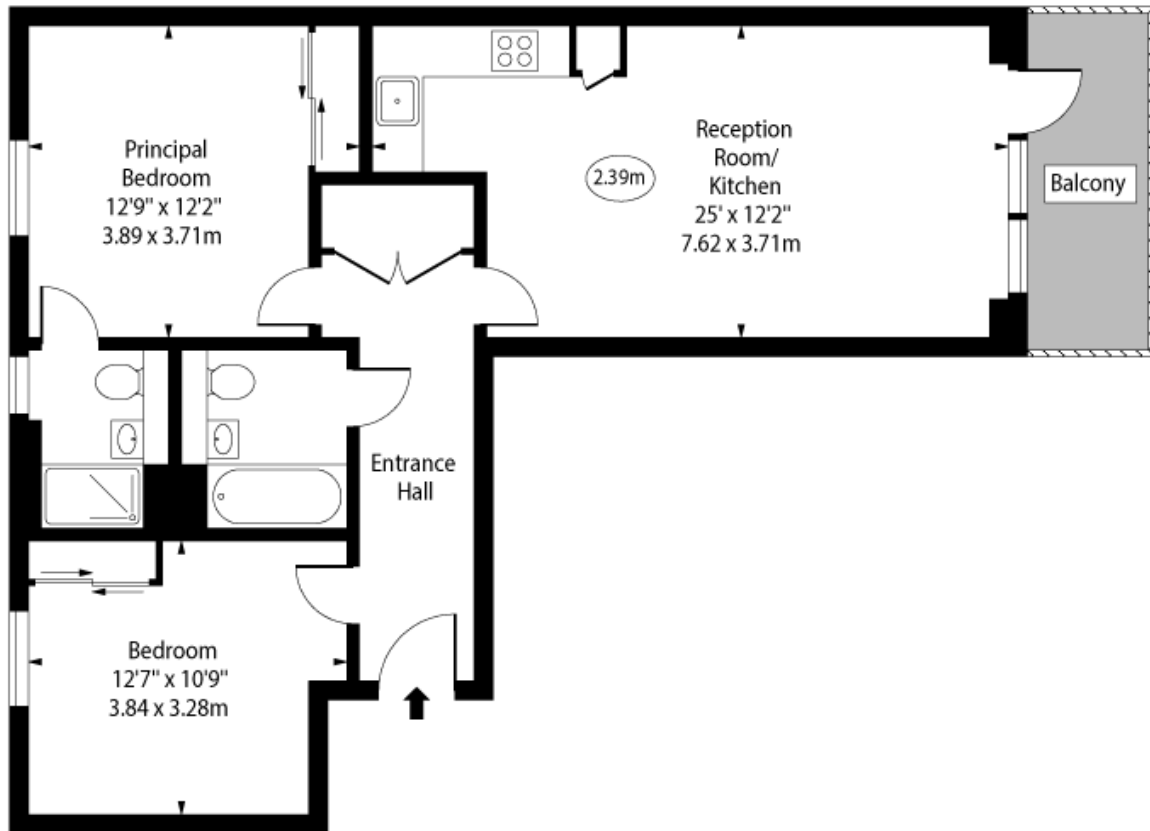
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Packington Square, N1

○ - Ceiling Height



First Floor

Approx Gross Internal Area 763 Sq Ft - 70.88 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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