



Richmond Crescent

Barnsbury, N1

Offers In Excess Of £550,000

A spacious 1 double bedroom flat set on the lower ground floor of this stunning and imposing semi-detached Victorian villa situated on one of Barnsbury's most desired locations.

CHESTERTONS



Richmond Crescent

Barnsbury, N1

- Spacious 1 double bedroom flat
- Well-proportioned reception room
- Separate kitchen
- Own private entrance
- Communal garden



A spacious 1 double bedroom flat set on the lower ground floor of this stunning and imposing semi-detached Victorian villa situated on one of Barnsbury's most desired locations. Accommodation comprises well-proportioned reception room to the front encompassing 2 sash windows, separate kitchen to the side, shower room and large bedroom with built-in wardrobes and a window overlooking the communal garden. The property has the added benefit of its own private entrance. To the rear of the property is a communal garden. The property affords superb access to the transport at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London; the London Overground with Caledonian Road and Barnsbury Station; and Caledonian Road Station (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only a short walk away. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. The destination location that is Kings Cross/ St Pancras with its array of bars, restaurants, boutique shops & galleries at Granary Square & Coal Drops Yard is easily accessible.

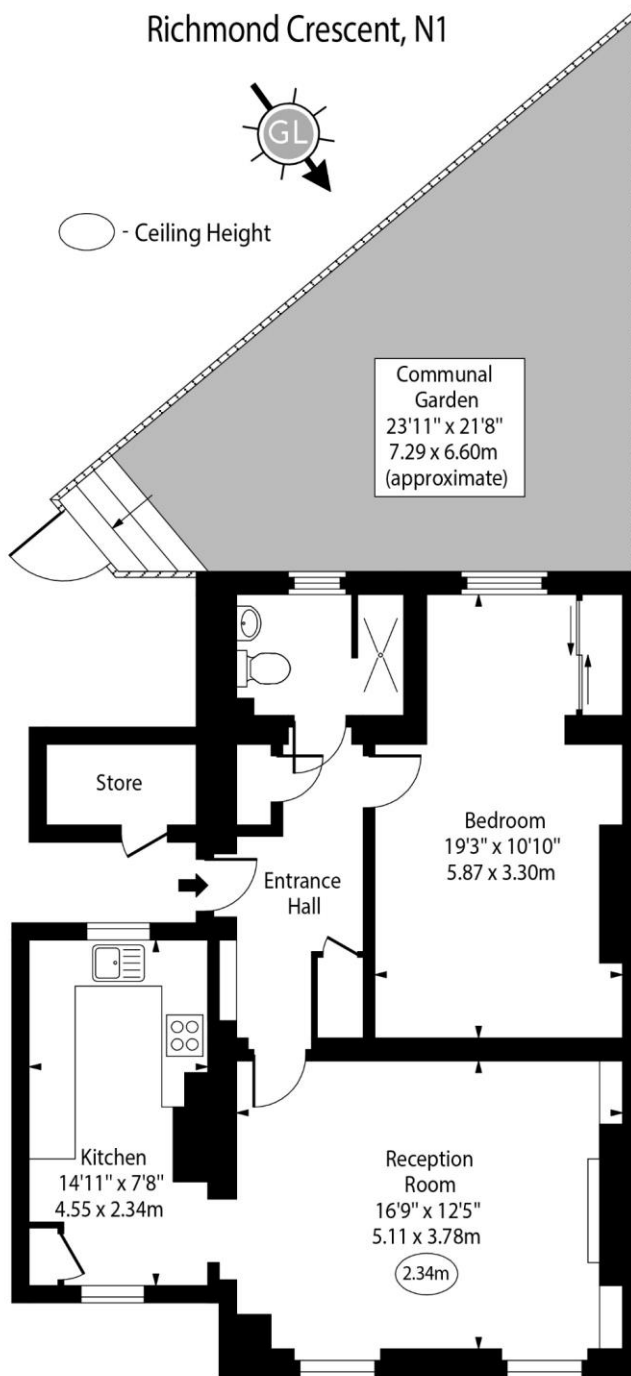
Tenure: Leasehold 90 years 9 months
Service Charge: £650
Ground Rent: £10
Local Authority: Islington
Council Tax Band:

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | 79 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

Richmond Crescent, N1



Lower Ground Floor

Approx Gross Internal Area 702 Sq Ft - 65.22 Sq M
(Excluding Store)

Store Area 25 Sq Ft - 2.32 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 022579K

