



College Cross

Islington, N1

Offers in excess of £1,000,000

A spacious three bedroom apartment with roof terrace and accommodation arranged over the top two floors of an attractive building set within the Barnsbury conservation area only moments from Upper Street.



College Cross

Islington, N1

- Three bedrooms
- Roof terrace
- Accommodation over two levels
- Superbly located moments from Upper Street



A spacious three bedroom apartment with roof terrace and accommodation arranged over the top two floors of an attractive building set within the Barnsbury conservation area only moments from Upper Street. Accommodation is well balanced and arranged over the second and third floors, with three bedrooms and a bathroom on the lower level, along with access to the roof terrace from the hallway. The top floor houses a vast semi open plan kitchen/reception room, bathed in natural light courtesy of the dual aspect. An excellent apartment that must be viewed to be appreciated. College Cross is an absolutely fantastic address, situated centrally amongst the hustle and bustle of the vibrancy of Upper Street, whilst retaining peace and tranquillity within the heart of Islington. The gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel. Highbury & Islington station (National Rail & Victoria Line) and Angel Underground (Northern Line) offer superb transport links to the City and across London.

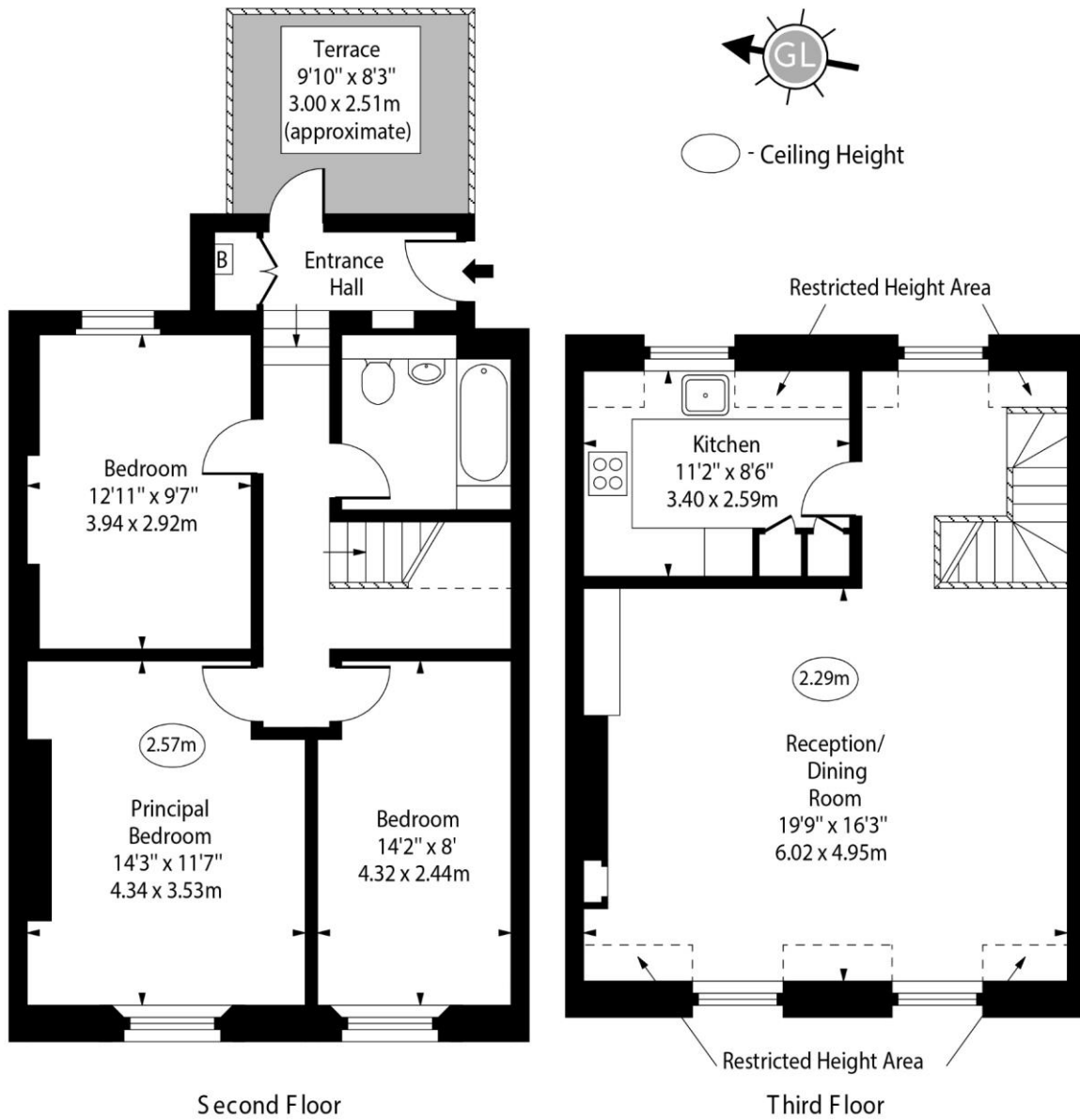
Tenure: Share of Freehold 992 years 6 months
Service Charge: £1934 based on 2024 predicted service charge
Ground Rent: £0 NA
Local Authority: Islington
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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1063 Sq Ft - 98.75 Sq M

1100 Sq Ft - 102.19 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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