



College Cross

Islington, N1

Asking Price £950,000

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 991 years 10 months

Service Charge: £1934 based on 2024 predicted service charge, full breakdown available

Ground Rent: £0 NA

Local Authority: Islington

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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

Chestertons Islington Sales

327-329 Upper Street

Islington

London

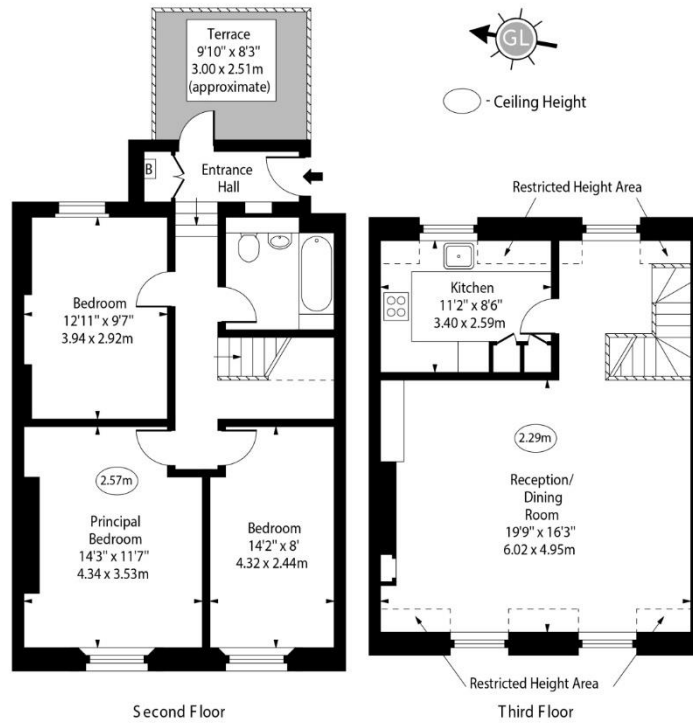
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

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Second Floor
 Approx Gross Internal Area 1063 Sq Ft - 98.75 Sq M
 Approx. Floor Area Including Restricted Heights 1100 Sq Ft - 102.19 Sq M

For Illustration Purposes Only - Not To Scale
 www.goldlens.co.uk
 Ref. No. 022533K

