



Esther Anne Place

Islington, N1

Guide Price £1,000,000

Located in the old Edwardian Royal Mail sorting office within the Islington Square development is this spacious one bedroom apartment benefitting from impressive high-ceilings, a private terrace and a car-park space.



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Islington, N1

- Located within the Islington Square development
- One double bedroom
- Superb finish
- Underfloor heating
- Dimmable mood lighting
- Private terrace
- Car-park space



Located in the old Edwardian Royal Mail sorting office within the Islington Square development is this spacious one bedroom apartment benefitting from impressive high-ceilings, a private terrace and a car-park space. The property is bright and well-proportioned and comprises; entrance hall; generous open-plan kitchen/living area leading on to a private terrace overlooking the zen garden; stunning master bathroom benefitting from white metro tiles and marble tops, black finish shower and tap fittings, heated towel rail and luxury bath and overhead rain shower; the double bedroom is spacious and well laid out with built-in wardrobes and also overlooks the zen garden. The kitchen is impressive with marble worktops and splashbacks, dark wooden cabinetry, gold taps and Siemens appliances including wine fridge. Additionally, there is underfloor heating throughout. The finish within the apartment is second to none and show stopping. The development additionally offers 24 hour concierge and 2 communal gardens. Islington Square is located off Studd Street just behind Upper Street, just moments away from all the amenities Islington has to offer including gourmet restaurants, cafes, lifestyles shops and even the Almeida theatre. Islington Square itself offers many amenities including the luxury Third Space gym, Odeon lux cinema, and many cafes and restaurants. Highbury & Islington station (Victoria, Overground & Mainline) and Angel Station (Northern line) are a walk away along with the numerous bus links on offer on Upper Street.

Tenure: Leasehold 993 years 9 months

Service Charge: £6532

Ground Rent: £730

Local Authority: Islington Council

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	75	75
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

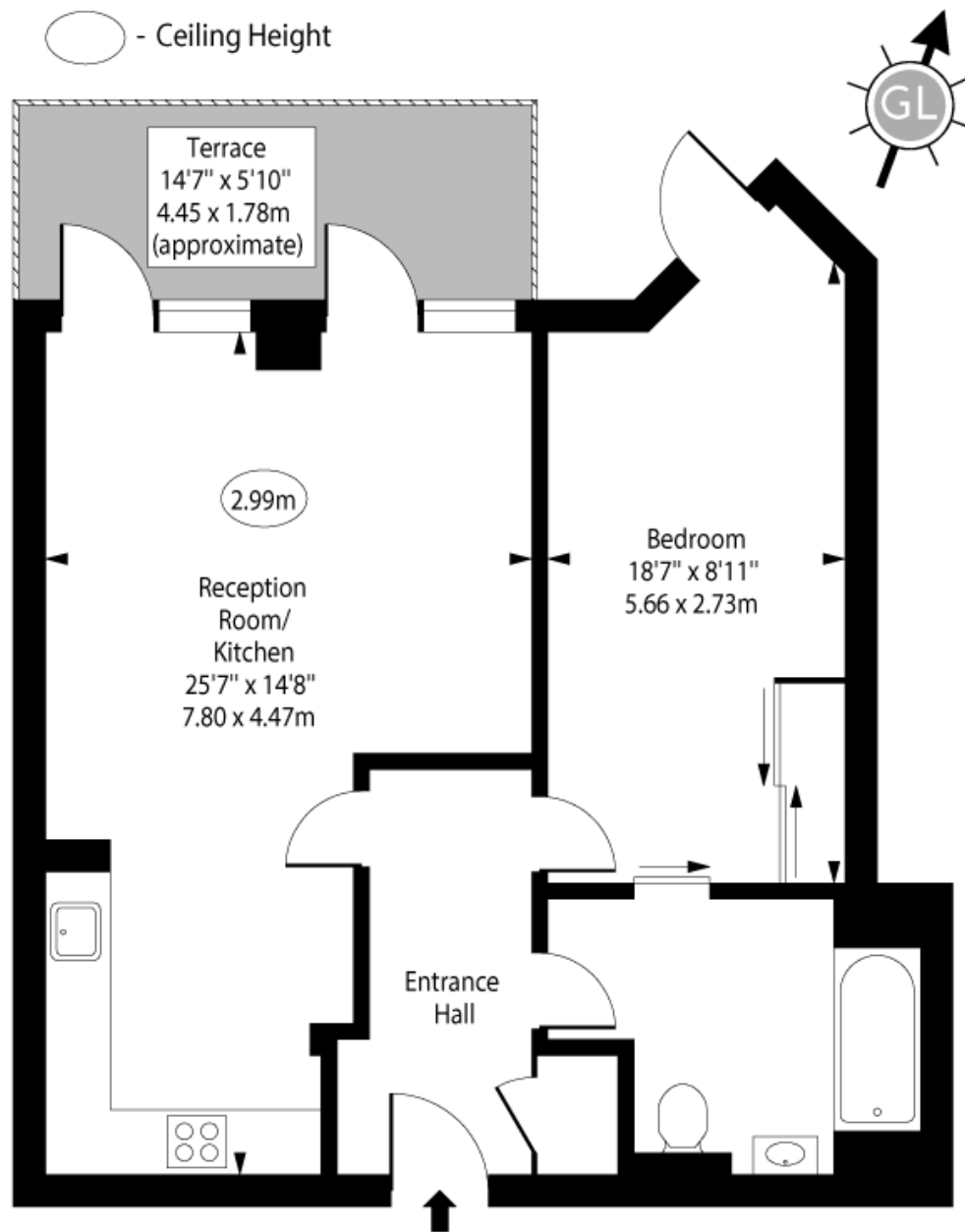
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First Floor

Approx Gross Internal Area 647 Sq Ft - 60.11 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 022663J

