



# Upper Street

Islington, N1

Offers In Excess Of £1,000,000

A spacious two double bedroom lateral apartment with accommodation spread across the 1st floor of this charming Victorian building occupying a prominent position on Upper Street.



# Upper Street

## Islington, N1

- A beautifully presented 2 double bedroom 1st floor flat
- Fabulous access to the trains at Highbury & Islington station, along with the amenities of Highbury Fields & Upper Street.
- The property sits within the desired Upper Street conservation area.



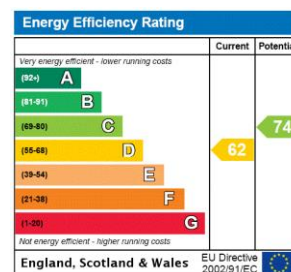
A spacious two double bedroom lateral apartment with accommodation spread across the 1st floor of this charming Victorian building occupying a prominent position on Upper Street. Accommodation comprises a well-proportioned reception room benefitting from superb ceiling height and three large sash windows creating a beautiful volumous feel to the room. The reception flows through to the impressive 16ft X 16ft kitchen/ dining room also with three large sash windows overlooking Upper Street. To the rear can be found the large principal bedroom complete with en-suite bathroom, second double bedroom with a built-in raised sleeping area and en-suite shower room. Also to the rear and accessed via the second bedroom is a vast flat roof, which is demised to the property and has been used as a terrace by the current owner for over 27 years but for which planning permission has never been applied for. The aspect to the rear is both quiet and overlooks a delightful pretty patchwork of private gardens. One of the property's main features is the sheer volume of space, giving a real feeling of grandeur – augmented by wonderful natural light. The property sits within the desired Upper Street conservation area and affords superb proximity to all that Upper Street has to offer, including independent boutiques, restaurants, patisseries, salons, delis, a post office, the most fabulous hardware shop, and the Almeida theatre. The greenery and amenities (including gym, swimming pool and outdoor tennis courts) of Highbury Fields are just a few minutes away, and the gastronomic delights of Trullo and Prawn on the Lawn can be found nearby on St Paul's Road.

**Tenure:** Leasehold 970 years one month

**Service Charge:** £700

**Local Authority:** Islington Council

**Council Tax Band:** D



### Chestertons Islington Sales

327-329 Upper Street

Islington

London

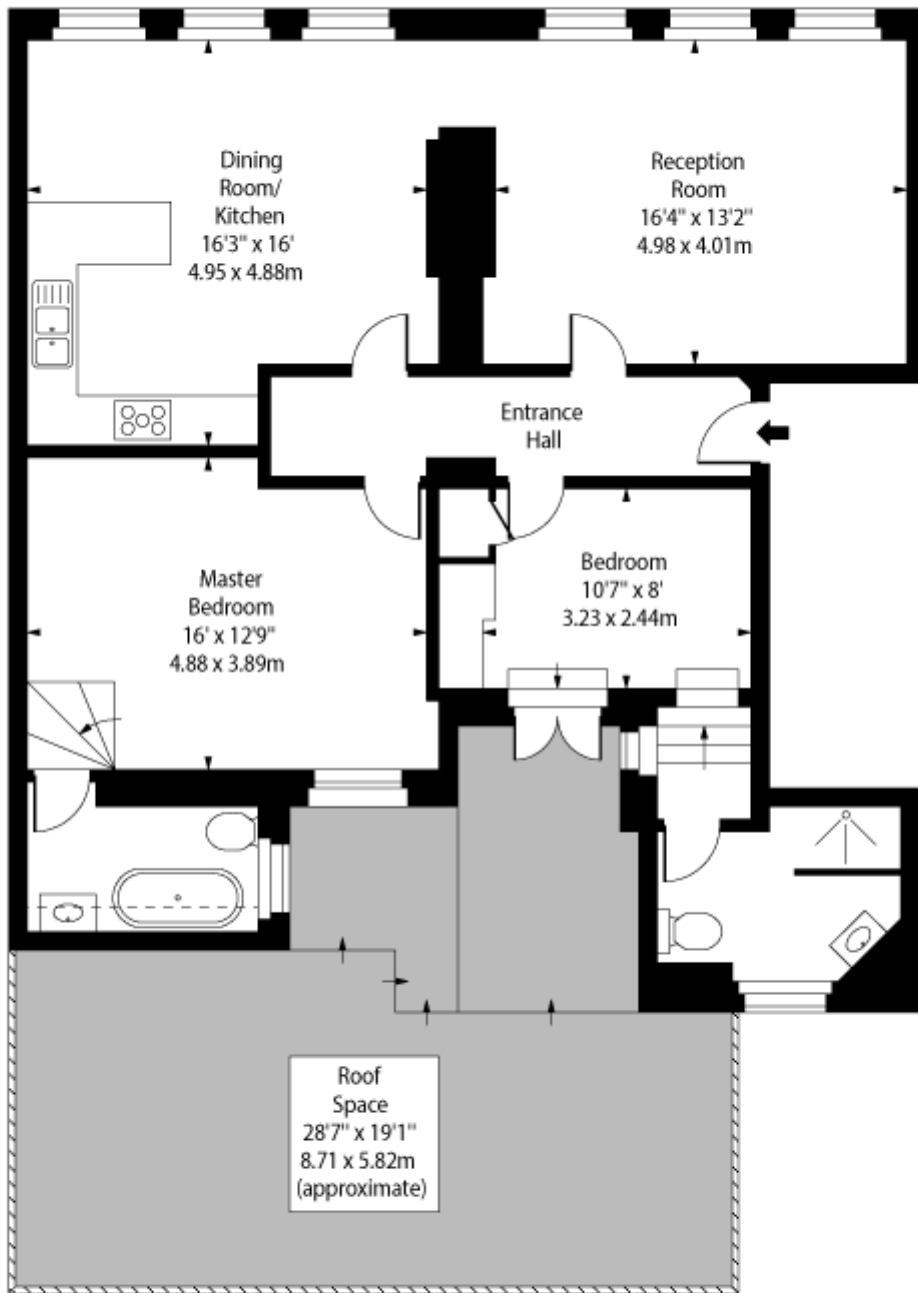
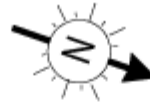
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Upper Street, N1



First Floor

Approx Gross Internal Area 1038 Sq Ft - 96.43 Sq M

For Illustration Purposes Only - Not To Scale

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