



Citygate House

Pentonville Road, N1

Asking Price £800,000

A stunning chic and modern 2 double bedroom Warehouse apartment located in a prominent position moments from Kings Cross and Angel.



Citygate House

Pentonville Road, N1

- 2 double bedroom
- Warehouse conversion
- Outstanding views across London
- Off-Street parking
- Moments from Kings Cross



A stunning chic and modern 2 double bedroom Warehouse apartment located in a prominent position moments from Kings Cross and Angel. The property is generously proportioned and comprises; large South facing living room with huge "Critall" windows offering panoramic views across London; modern kitchen open to the living room with plenty of worktop and cupboard space; a useful mezzanine which has endless potential of use of space; the master bedroom benefits from plenty of built-in wardrobes and the second bedroom offers impressive views across London; the bathroom comprises a bath with overhead shower, WC and basin. Additionally, the property comes with a designated bike parking space within the secure underground car park, and communal residents-only parking in the front courtyard. Citygate House is located on the Pentonville Road affording superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to both the City and the transport hub that is Kings Cross / St Pancras International, with superb bus routes on St John Street, Upper Street, Pentonville Road and City Road.

Tenure: Leasehold 100 years 8 months

Service Charge: £5572.5 This includes contribution towards a sinking fund, general communal maintenance and water for the apartment.

Ground Rent: £200 p.a. for the first 25 years of the term, £400 p.a. for the second 25 years, £800 p.a. for the third 25 years, £1,600 p.a. for the fourth 25 yrs, £3,200 p.a. for the remainder

Local Authority: Islington Council

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		79	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

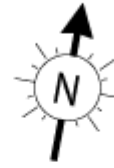
N1 2XQ

islington@chestertons.co.uk

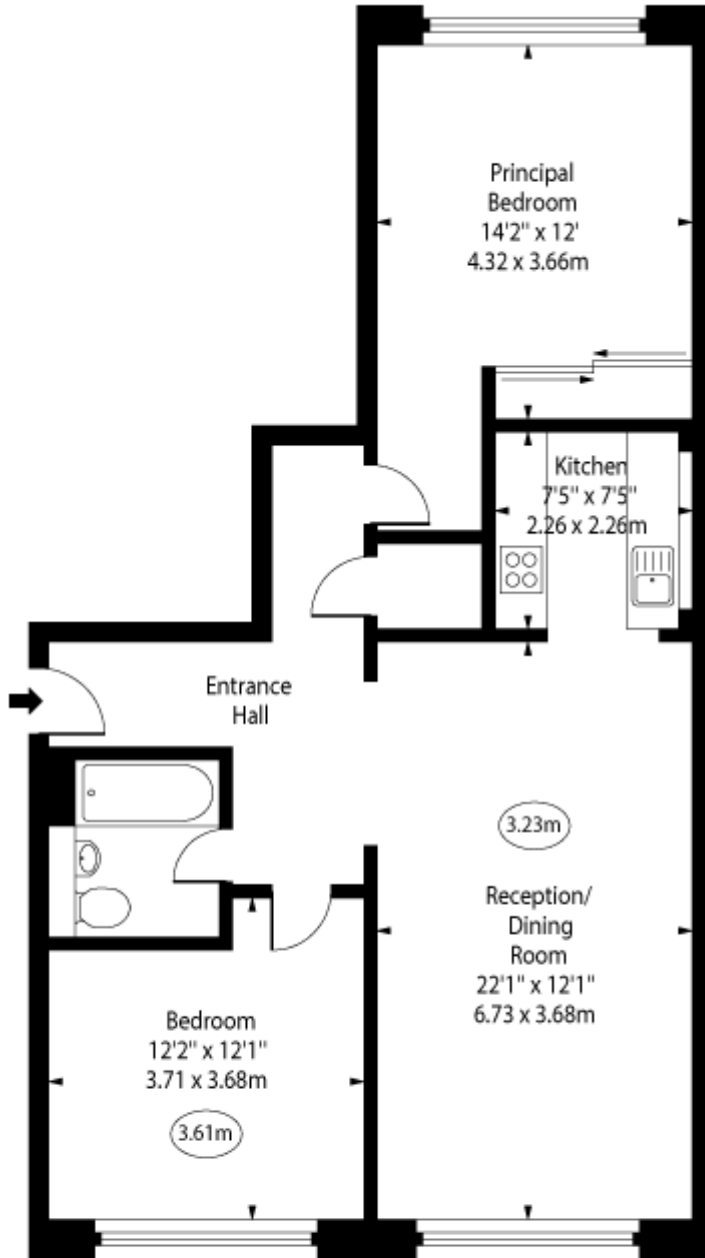
020 7359 9777

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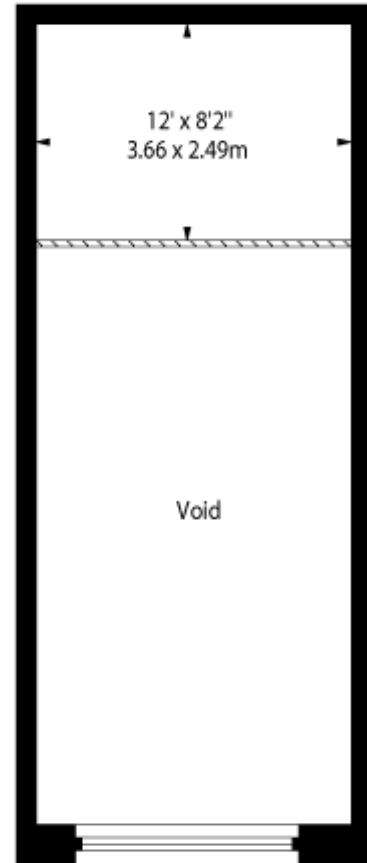
Citygate House,
Pentonville Road, N1



○ - Ceiling Height



Fourth Floor



Mezzanine

Approx Gross Internal Area 842 Sq Ft - 78.22 Sq M
(Excluding Mezzanine)

Approx Gross Internal Area 940 Sq Ft - 87.32 Sq M
(Including Mezzanine)

For Illustration Purposes Only - Not To Scale

