



# Halton Road

Islington, N1

Offers In Excess £450,000

A 1 double bedroom flat set on the third (top) floor of this elegant red-brick Victorian mansion building, located right in the heart of Islington and within the Cross Street conservation area.



# Halton Road

Islington, N1

- 1 double bedroom top floor flat
- Spacious reception room and separate kitchen
- Red brick mansion building
- Amazing central position
- Superb access to Upper Street & Essex Road



A stunning 1 double bedroom flat set on the third (top) floor of this elegant red-brick Victorian mansion building, located right in the heart of Islington and within the Cross Street conservation area. Accommodation comprises 1 double bedroom with built-in cupboard, bathroom with a window, good size reception room and separate kitchen. Nestled neatly between Upper Street and Essex Road, the property affords superb access to the wide-ranging amenities that Upper Street has to offer. The greenery and amenities of Highbury Fields are close by, along with the gastronomic delights of Trullo, Prawn On The Lawn, Ottolenghi and Gails. The gastro pubs of the The Pig & Butcher, The Albion and The Drapers Arms are close by. Cross Street is superbly located for access to the transportation hub of Highbury & Islington, offering connections through London via both the Underground (Victoria Line) and the London Overground network. Essex Road station and Angel station both provide good links to the City.

**Tenure:** Leasehold 90 years 1 months

**Service Charge:** £702

**Ground Rent:** £10

**Local Authority:** Islington Council

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(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

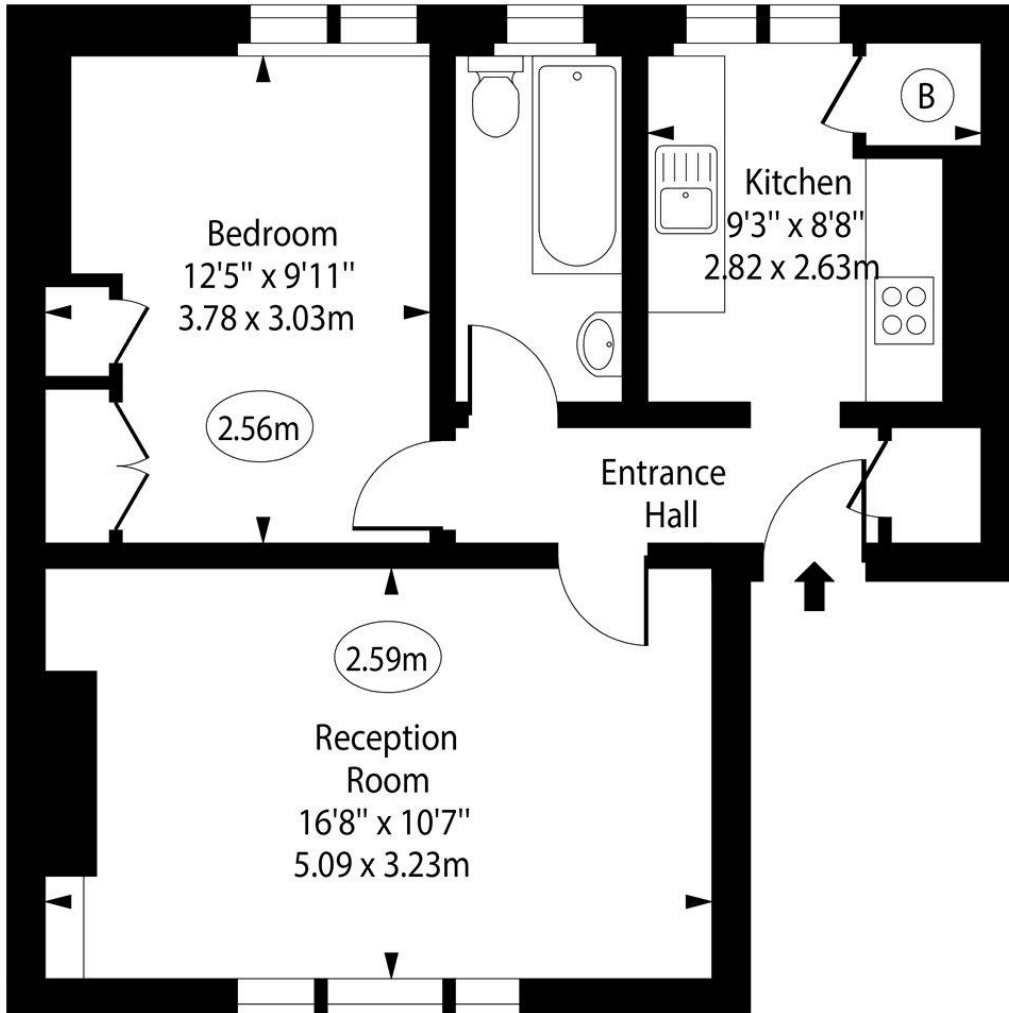
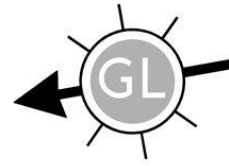
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# Halton Road, N1

○ - Ceiling Height



## Third Floor

Approx Gross Internal Area      488 Sq Ft - 45.33 Sq M

For Illustration Purposes Only - Not To Scale

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Ref. No. 018795R