



# Blackthorn Avenue

Islington, N7

Asking Price £450,000

Situated on one of Islington's most prestigious squares is this stunning & spacious studio apartment with a private balcony. Ideally located for Highbury & Islington station plus all the bars, restaurants and shops of lively Upper Street



# Blackthorn Avenue

Islington, N7

- Stylish Studio Apartment
- Private Balcony
- Concierge Service
- Close to Highbury & Islington
- Excellent Location to Fashionable Upper Street



Situated on one of Islington's most prestigious squares and within this new development is this stunning studio apartment. Located on the first floor at the rear of the building, this spacious apartment boasts a large bright and spacious living space with direct access to a private balcony, fantastic built in wardrobes, luxury finish bathroom, fully integrated kitchen, video telecom and a porter. This is a sought after development that retains fantastic links to Upper Street and the international transport hub that is Kings Cross/ St Pancras International. The property affords superb access to the transport at Highbury & Islington Station (National Rail, Victoria Line & London Overground) providing excellent links around London and Caledonian Road & Holloway Road Stations (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only a short walk away. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose , Marks & Spencer, Sainsbury's & Tesco's are all located nearby. The recent Kings Cross regeneration/ development which includes

**Tenure:** Leasehold 233 years 10 months

**Service Charge:** £2200 There is an additional deck charge contribution of £632 annually

**Ground Rent:** £450

**Local Authority:** Islington Council

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B	82	83
(81-90)	C		
(61-80)	D		
(41-60)	E		
(21-40)	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

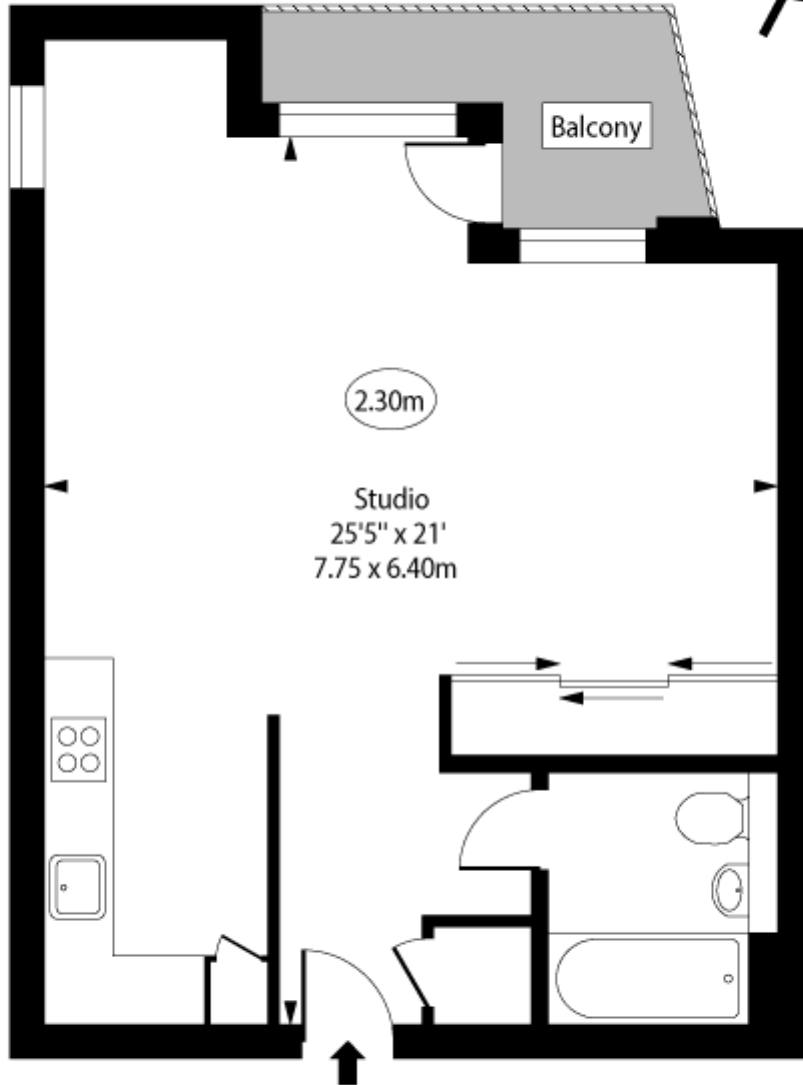
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Blackthorn Avenue,  
Islington, N7

○ - Ceiling Height



First Floor

Approx Gross Internal Area      514 Sq Ft - 47.75 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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