



# Roberts Court

Essex Road, N1

OIEO £600,000

A spacious 2 double bedroom apartment set on the third floor of this highly regarded portered development in the heart of Islington, moments from Islington Green & Angel. The development benefits from a 24hour concierge & landscaped communal gardens.

CHESTERTONS





# Roberts Court

Essex Road, N1

- 2 Double Bedrooms
- Sought After Development
- 24 Hour Concierge
- Landscaped Communal Gardens





A 2 double bedroom apartment set on the first floor of this highly sought after portered development right in the heart of Islington, moments from Islington Green and Angel. The property is bright and well-proportioned comprising two large double bedrooms both with built-in storage; spacious living room; modern kitchen. The development benefits from a 24hour concierge, landscaped communal gardens and CCTV. Roberts Court forms part of the Angel on the Green development, built by the locally renowned Grove Manor Homes, with the centre piece being a landscaped communal garden, offering peace and tranquillity in the heart of the hustle and bustle of an otherwise vibrant and buzzing location, with the benefit of a 24 hour concierge, CCTV and an on-site Nuffield Gym (membership required). The bars, restaurants and shops of Upper Street are almost literally on your door step, with the transport at Angel Underground offering good links to the City and West End, along with both National Rail and the Underground at Highbury & Islington.

**Tenure:** Leasehold 971 years 7 months

**Service Charge:** £3725.92

**Ground Rent:** £250

**Local Authority:** Islington

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(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**

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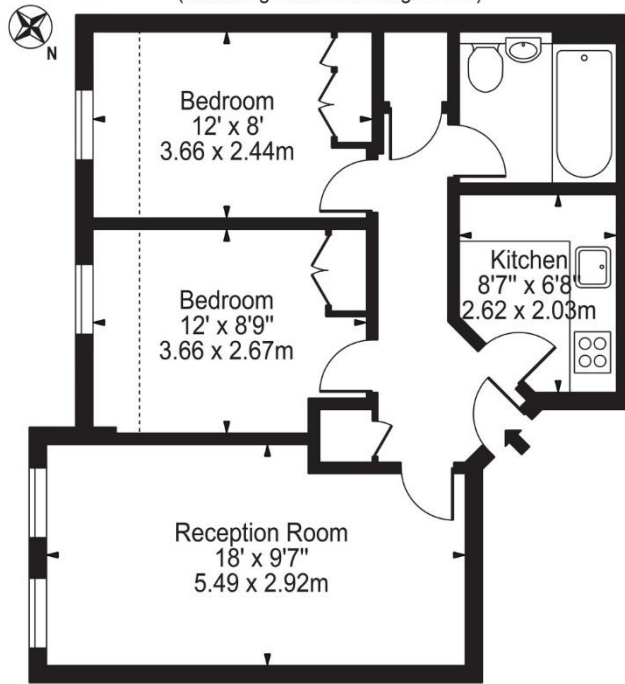
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# Essex Road, N1

Approx. Gross Internal Area 560 Sq Ft - 52.03 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 525 Sq Ft - 48.77 Sq M  
(Excluding Restricted Height Area)



## Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

