



Asteys Row

Islington, N1

Guide Price £1,650,000

A rare opportunity to acquire an exceptional, five double bedroom, two bathroom maisonette recently refurbished with a very efficient layout with sizeable open plan living space rarely found in the area, benefitting from a large roof terrace set in the heart of Angel, only moments from the amenities of Cross Street, Essex Road & Upper Street.



Asteys Row

Islington, N1

- Five double bedrooms
- Two bathrooms
- Substantial roof terrace and balcony
- Excellent open plan living space
- 155 years 8 months remaining on the lease
- Private gated entrance
- Moments from the popular amenities of Cross Street, Essex Road & Upper Street



Accommodation is both design led and light filled and comprises; its own secure private gated entrance, which opens to a stairwell that provides access to the first floor private entrance, in turn opening to a large hallway, leading to two double bedrooms (one of which is currently utilised as a dressing room and the other featuring doors which open to a balcony) and a family bathroom, with a separate, guest WC set behind. The expanse of entertaining/living space is housed at the rear of this level, with the kitchen featuring a large island with the dining area adjacent and the reception space set behind, ideal for entertaining. There are sliding doors from the kitchen which open to a light well with an external steel staircase leading to the sizeable private roof terrace. There are three double bedrooms on the top floor, one of which features an en-suite shower room, and provides additional direct access to the large roof terrace. There is also helpful storage on this level which offers utility space to house a washing machine and a tumble dryer. The property is brilliantly located in the heart of Islington and affords superb access to the transport connections at Highbury & Islington station (London Overground & Victoria Line). Additional transport can be found at Essex Road station, with trains to the City and of course Angel Underground (Northern Line) providing easy access to the City and West End, with the transport hub that is Kings Cross/ St Pancras International just 1 stop away. The localised shops, delis and restaurants of Cross Street & Essex Road are only moments away

Tenure: Leasehold 155 years 8 months

Service Charge: No service charge, only pro rata buildings insurance

Ground Rent: Peppercorn

Local Authority: Islington Council

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	54	
(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

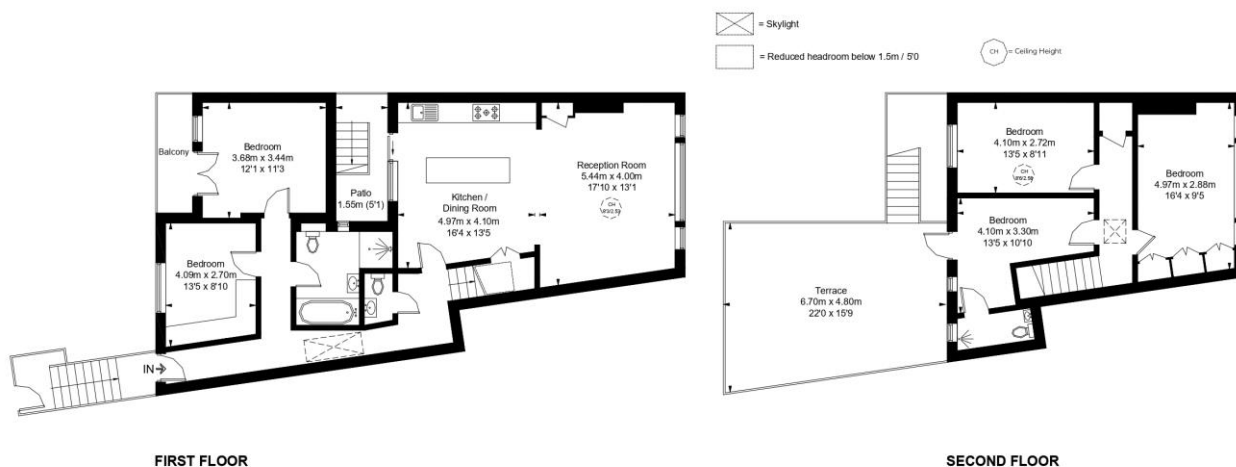
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ASTEYS ROW, N1



FIRST FLOOR

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 FIRST FLOOR = 971 SQ FT / 90.2 SQ M
 (EXCLUDING REDUCED HEADROOM)
 SECOND FLOOR = 527 SQ FT / 49.0 SQ M
 REDUCED HEADROOM = 12 SQ FT / 1.1 SQ M
 TOTAL = 1510 SQ FT / 140.3 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1103313)

