



# The Wallpaper Apartments

142 Offord Road, N1

Asking Price £900,000

A bright and spacious two double bedroom maisonette located in the sought after former Cole & Son's wallpaper factory development in central Barnsbury, affording superb access to transport at Highbury & Islington station and the amenities of Upper St.



# The Wallpaper Apartments

142 Offord Road, N1

- Ground and first-floor maisonette
- 2 double bedrooms
- 2 bathroom
- Balcony and terrace
- Close to transport links



A bright and spacious two double bedroom maisonette located in the sought after former Cole & Son's wallpaper factory development in central Barnsbury, affording superb access to transport at Highbury & Islington station and the amenities of Upper St. The apartment is located to the rear of the development and uniquely offers space across two levels, with the bedrooms located on the ground floor both with built-in wardrobe space and the master-bedroom additionally offering an luxury en-suite and access on to a patio; the master-bathroom is also located on this level affording stunning luxury with a bath and over-head shower; upstairs is a spacious living space with access on to a balcony open to the living space but discretely tucked away is the modern kitchen offering plenty of worktop and cupboard space and integrated appliances. The building is arranged around a generous landscaped decked courtyard. Located at the Liverpool Road end of Offord Road, the property is conveniently positioned for access to the greenery and gardens of Arundel Square, the varied bars, restaurants and boutique shops of Upper Street, along with Highbury & Islington station. The Drapers Arms and Albion gastro pubs can be found locally within Barnsbury, along with the ever popular Cafe Sunday.

**Tenure:** Leasehold 981 years eight months remaining  
**Service Charge:** £5,000 per annum  
**Ground Rent:** £125  
**Local Authority:** Islington Council  
**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(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	

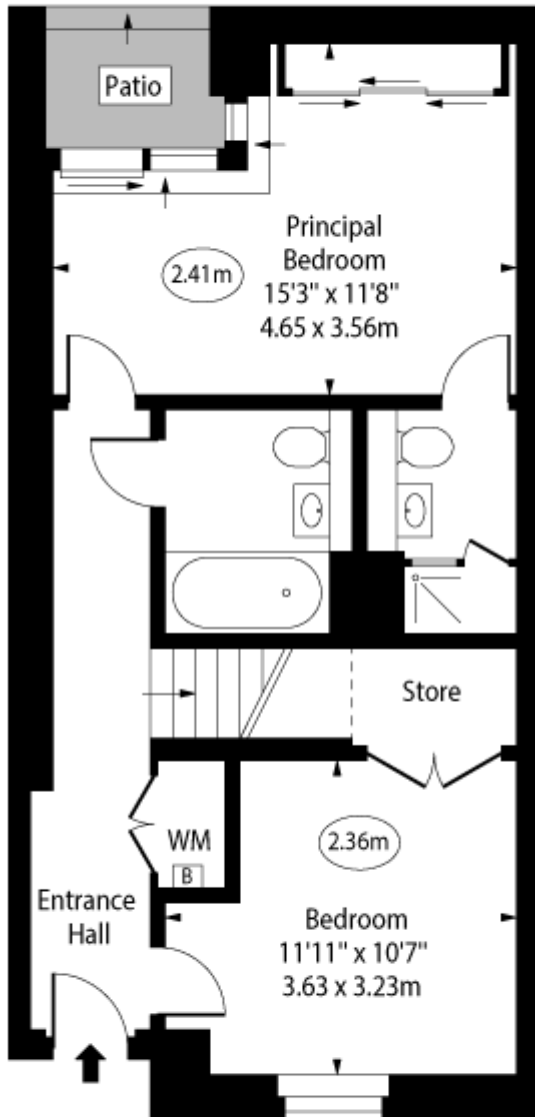
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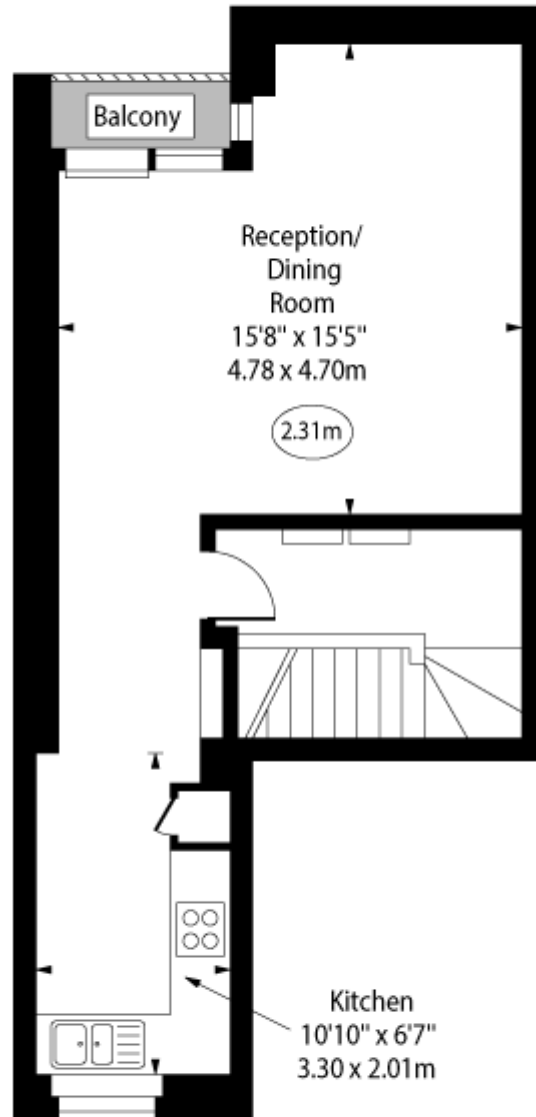
The Wallpaper Apartments,  
Offord Road,  
Islington, N1



○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area

910 Sq Ft - 84.54 Sq M

For Illustration Purposes Only - Not To Scale

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

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