



Bridgeman Road

Barnsbury, N1

Asking Price £450,000

A beautifully presented one double bedroom apartment set on the second floor of this elegant Georgian townhouse. The property is conveniently located within close proximity to Kings Cross St Pancras.



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Barnsbury, N1

- 1 double bedroom flat
- Charming converted Georgian townhouse
- Superb Barnsbury location
- Fabulous access to transport



A beautifully presented one double bedroom apartment set on the second floor of this elegant Georgian townhouse. The property is conveniently located within close proximity to Kings Cross St Pancras. Accommodation comprises well-proportioned open-plan kitchen/ reception room with 2 sash windows to the front, shower room and bedroom to the rear with built-in wardrobes. The property offers bright accommodation with the reception room affording plenty of space for a dining table & sofa. Bridgeman Road is nestled neatly to the North of Kings Cross, an enviable position providing exceptionally convenient access to the vibrant Coal Drops Yard and Granary Square, offering an array of boutique shops, bars, and restaurants. Transport links are a breeze with the hub that is St. Pancras International (Eurostar) and King's Cross Station nearby, offering access to various transport lines, including Northern, Victoria, Hammersmith & City, Metropolitan, Circle, and Piccadilly, as well as National Rail services, ensuring quick and convenient connections to the City and the West End. The ever popular bars, restaurants and boutiques of Upper Street are all within walking distance as is Angel Underground (Northern Line) and Highbury and Islington (Victoria Line & National Rail). Caledonian Road & Barnsbury (London Underground) is the closest station.

Tenure: Share of Freehold 92 years seven months remaining
Service Charge: £1,575 per annum
Local Authority: Islington Council
Council Tax Band: C

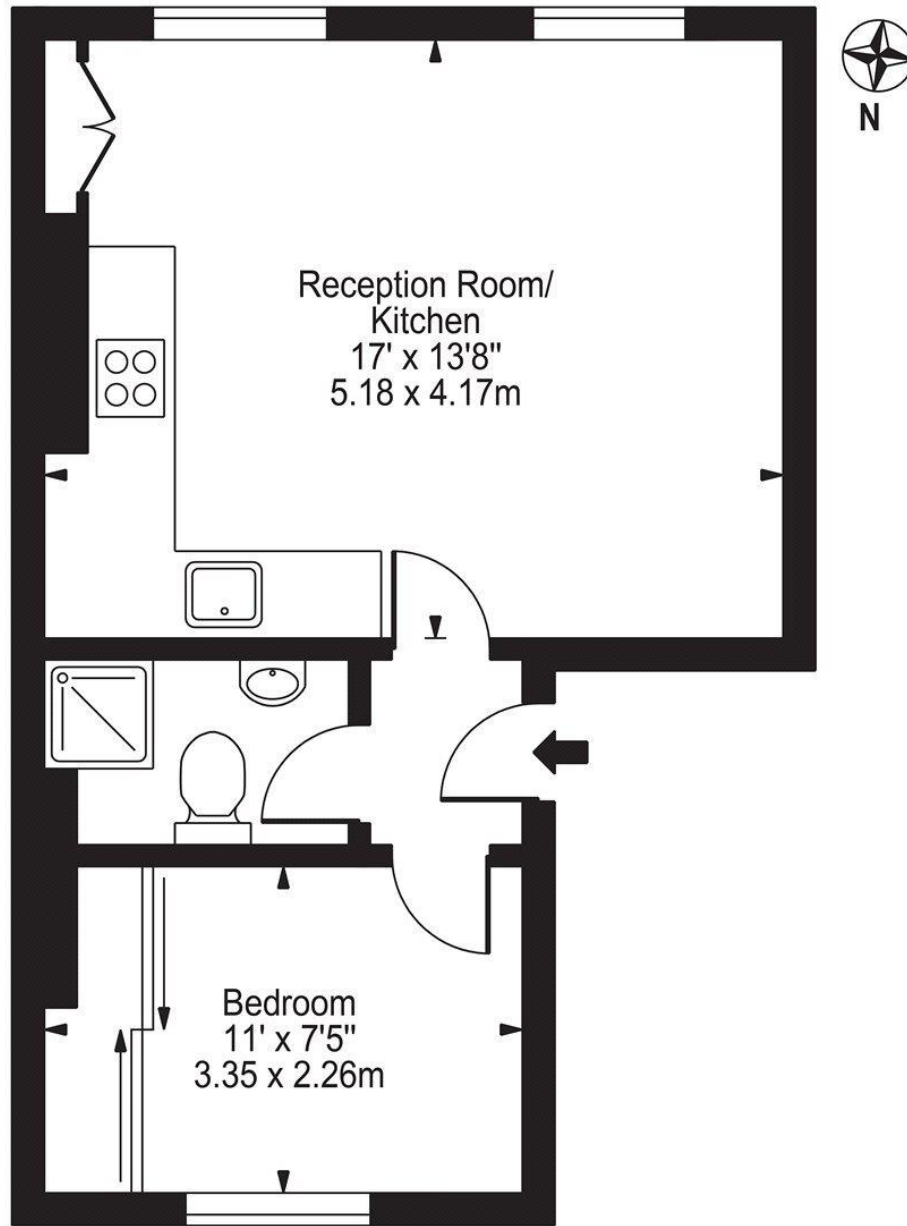
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approx. Gross Internal Area 374 Sq Ft - 34.75 Sq M



Second 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.

