



Richmond Crescent

Barnsbury, N1

Asking Price £750,000

A well-proportioned two double bedroom garden apartment located on one of the most sought after crescents in Barnsbury and benefitting from a private entrance and garden.

CHESTERTONS



Richmond Crescent

Barnsbury, N1

- 2 double bedrooms
- Private garden
- Quiet tree-lined crescent
- Barnsbury conservation area
- Close to transport links



A well-proportioned 2 double bedroom garden apartment located on one of the most sought after crescents in Barnsbury and benefitting from a private entrance and garden. The property is well-balanced comprising; two double bedrooms; family bathroom; good size kitchen and private well-maintained garden. The property affords superb access to the transport at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London; the London Overground with Caledonian Road and Barnsbury Station; and Caledonian Road Station (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 and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. The new Kings Cross regeneration/ development which includes Granary Square, new restaurants and shops, and a brand new Waitrose, are within close proximity.

Tenure: Share of Freehold 997 years 8 months

Service Charge: £757.36 The property is maintained on an ad hoc basis.

Ground Rent: £0

Local Authority: Islington

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	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

327-329 Upper Street

Islington

London

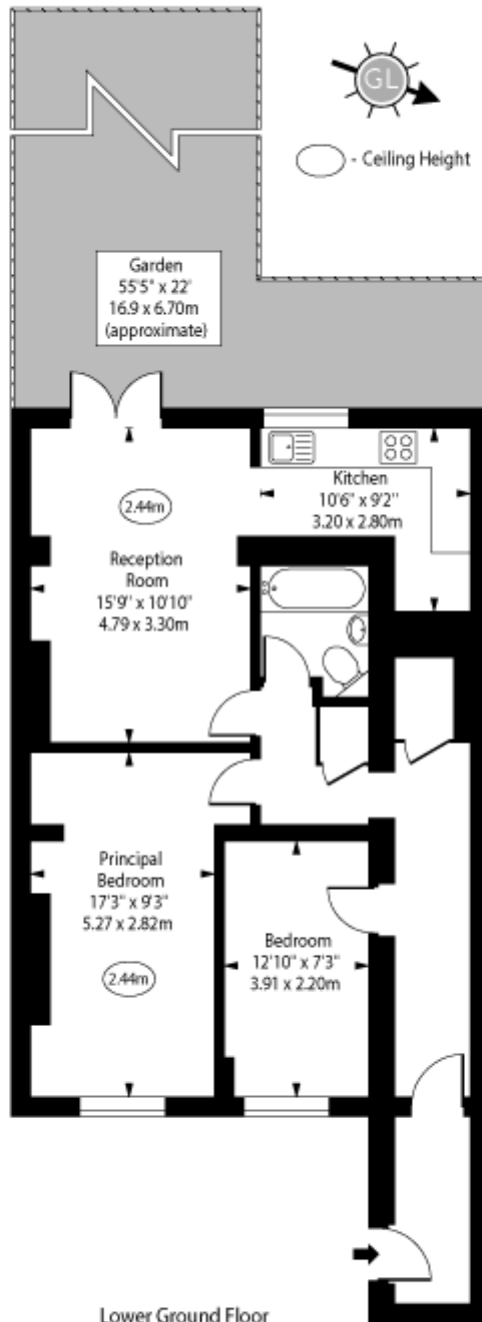
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Approx Gross Internal Area 772 Sq Ft - 71.72 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 025348J

