



# Sterling Way

Islington, N7

Asking Price £650,000

This sensational two double bedroom apartment is situated on the 3rd floor of this luxury modern development. The apartment comprises; spacious open-plan reception room, large principal bedroom, second double bedroom and luxury bathroom.



# Sterling Way

Islington, N7

- Spacious 2 double bedroom apartment
- Principal bedroom with en-suite shower room
- 23ft X 12ft open-plan kitchen/ reception room opening to private winter garden balcony
- Concierge
- Superb access to Caledonian Road Underground



This sensational two double bedroom apartment is situated on the 3rd floor of this luxury modern development benefitting from a concierge and conveniently located for access to both Islington/Angel and the destination location that is Kings Cross. Accommodation comprises fabulous 23ft x 12ft open-plan kitchen/ reception room with doors opening to the private balcony, main bathroom, principal bedroom with built-in wardrobe and en-suite shower room, double second bedroom also with built-in wardrobe and separate utility cupboard off the hallway. Pewter Court benefits from its proximity to the attractions of Islington and capitalises on the dynamic transformation occurring in & around King's Cross. It is situated adjacent to the Market Road conservation area which offers a 10-acre park, the Islington Tennis Centre and Gym, and Market Road football grounds. Conveniently located near Caledonian Road tube station (Piccadilly line), Caledonian Road, and Barnsbury Overground station, London Square provides easy access to transport. Moreover, with King's Cross St. Pancras International just one stop away, it facilitates unparalleled national and international connectivity.

**Tenure:** Leasehold 990 years 3 months  
**Service Charge:** £6499.2 Includes reserve fund payments  
**Ground Rent:** £450  
**Local Authority:** Islington Council

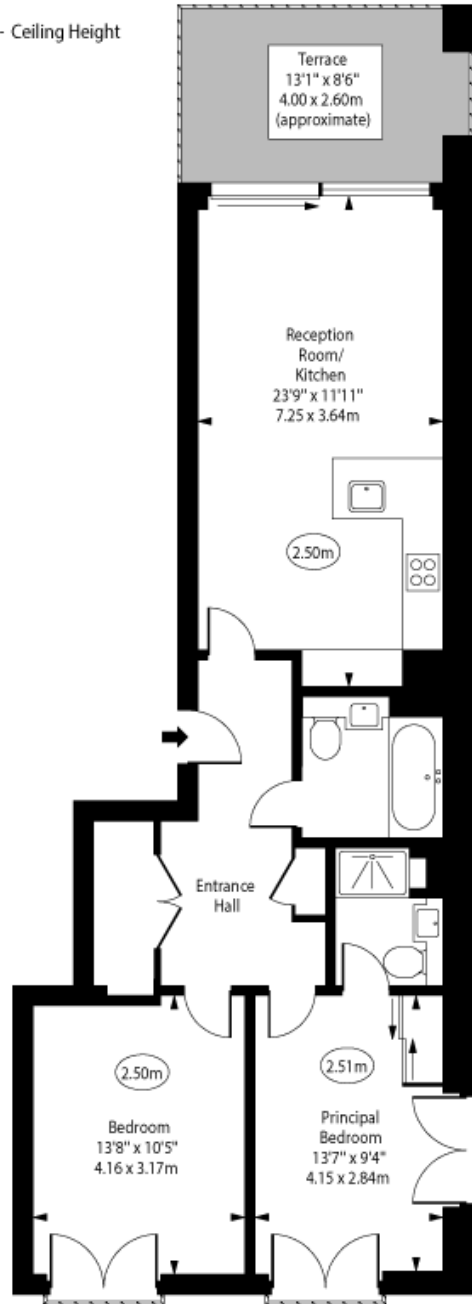
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B | 85                      | 85        |
| (69-80)                                     | C |                         |           |
| (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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○ - Ceiling Height



Third Floor

Approx Gross Internal Area 790 Sq Ft - 73.39 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 025551R

