



# Islington Park Street

Islington, N1

Asking Price £850,000

An immaculately presented 2 double bedroom 2 bathroom maisonette with accommodation extending to in excess of 1,000sq ft, located only moments from Upper Street and Highbury and Islington station.



# Islington Park Street

Islington, N1

- Wonderful conversion of a former Public House
- 2 good size double bedrooms
- Principal bedroom with en-suite shower room
- Spacious & extremely bright open-plan kitchen/reception room
- Superb access to Upper Street and Highbury & Islington



An immaculately presented 2 double bedroom 2 bathroom maisonette with accommodation extending to in excess of 1,000sq ft, located only moments from Upper Street and Highbury and Islington station. Accommodation comprises a truly sensational dual aspect 25ft X 18ft open plan kitchen/ reception room which is bathed in natural light stemming from the array of large windows. Stairs lead down to the lower ground floor which is home to the principal bedroom complete with built-in wardrobes and an en-suite shower room, double second bedroom with a door opening to the private front patio. Also on the lower ground can be found the main bathroom and a superb utility cupboard. The property is beautifully presented and offers a vast span of accommodation over just 2 floors, in a smashing central Islington location. The amenities of vibrant and buzzy Upper Street are on the doorstep, with its array of bars, shops & restaurants. Alternatively the gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsburys located at the Southern end of Liverpool Road, close to Angel. The greenery and amenities of Highbury Fields easily accessible, with the Underground found at Highbury & Islington (Victoria Line & National Rail) and the Angel (Northern Line).

---

**Tenure:** Share of Freehold with 98 years remaining on the lease

**Service Charge:** £288p.a.

**Local Authority:** Islington Council

**Council Tax Band:**

---

*Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

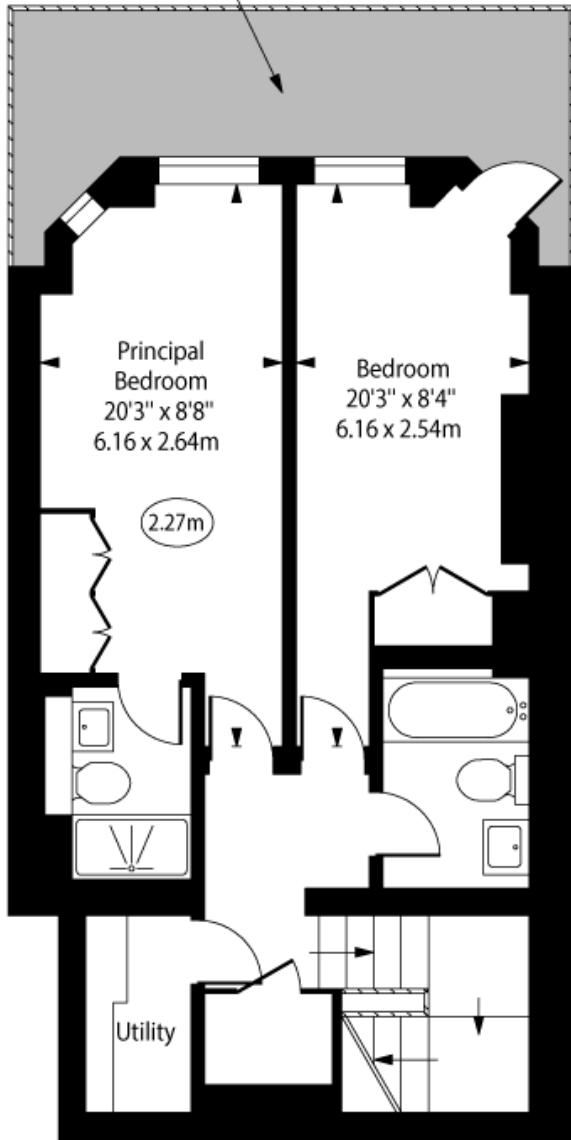
chestertons.co.uk

# Kings Arms Court, Islington Park Street, Islington, N1

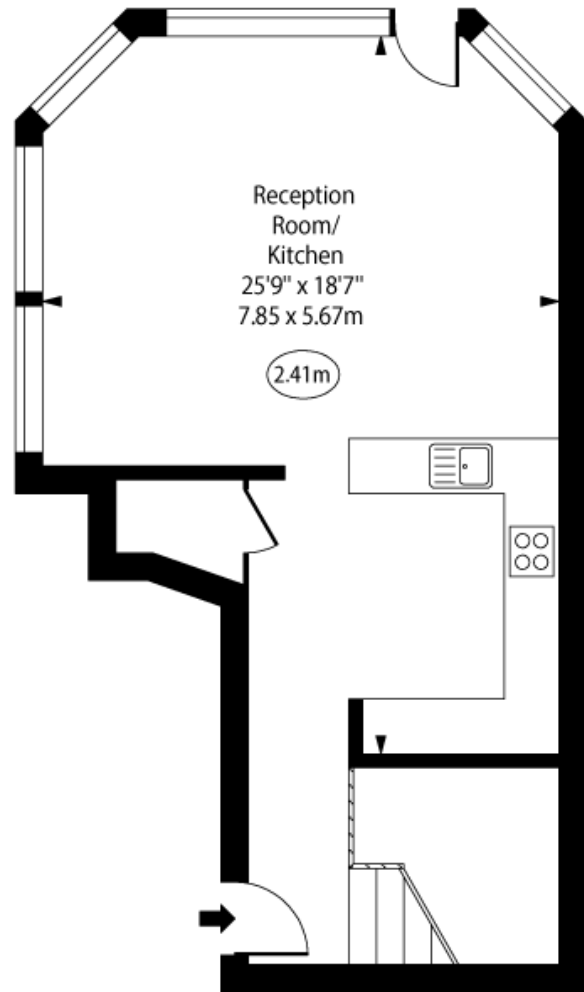
Patio  
19'2" x 5'3"  
5.83 x 1.60m  
(approximate)



○ - Ceiling Height



Lower Ground Floor



Ground Floor

Approx Gross Internal Area

1040 Sq Ft - 96.62 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 025508J

