



Graham Street

Islington, N1

Asking Price £750,000

A bright and spacious 2 double bedroom, 2 bathroom property located in a modern development moments from Old Street Station.



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Islington, N1

- 2 double bedrooms
- 2 bathroom
- Open-plan kitchen/living space
- Balcony
- Concierge



A bright and spacious 2 double bedroom, 2 bathroom property located in a modern development moments from Old Street Station. The property is bright and well-proportioned comprising; 2 double bedrooms with the master bedroom benefitting from built-in wardrobes and an en-suite shower room; the master bathroom is modern with a bath with overhead shower; the open-plan living/kitchen room is generously sized with a contemporary kitchen and large floor to ceiling windows leading on a balcony. One of the standout features of this development is the 24-hour concierge service, which ensures convenience and peace of mind for residents. Transport can be found at Angel Underground (Northern Line) & Old Street (Northern Line), both with trains to Moorgate and Bank, along with the transport hub that is Kings Cross/ St Pancras International. Don't miss the chance to make this exceptional residence your own and experience the best of city living in Islington.

Tenure: Leasehold 106 years 4 months

Service Charge: £2367

Ground Rent: £228 The ground rent is reviewed every 25 years

Local Authority: Islington Council

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	84
(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

327-329 Upper Street

Islington

London

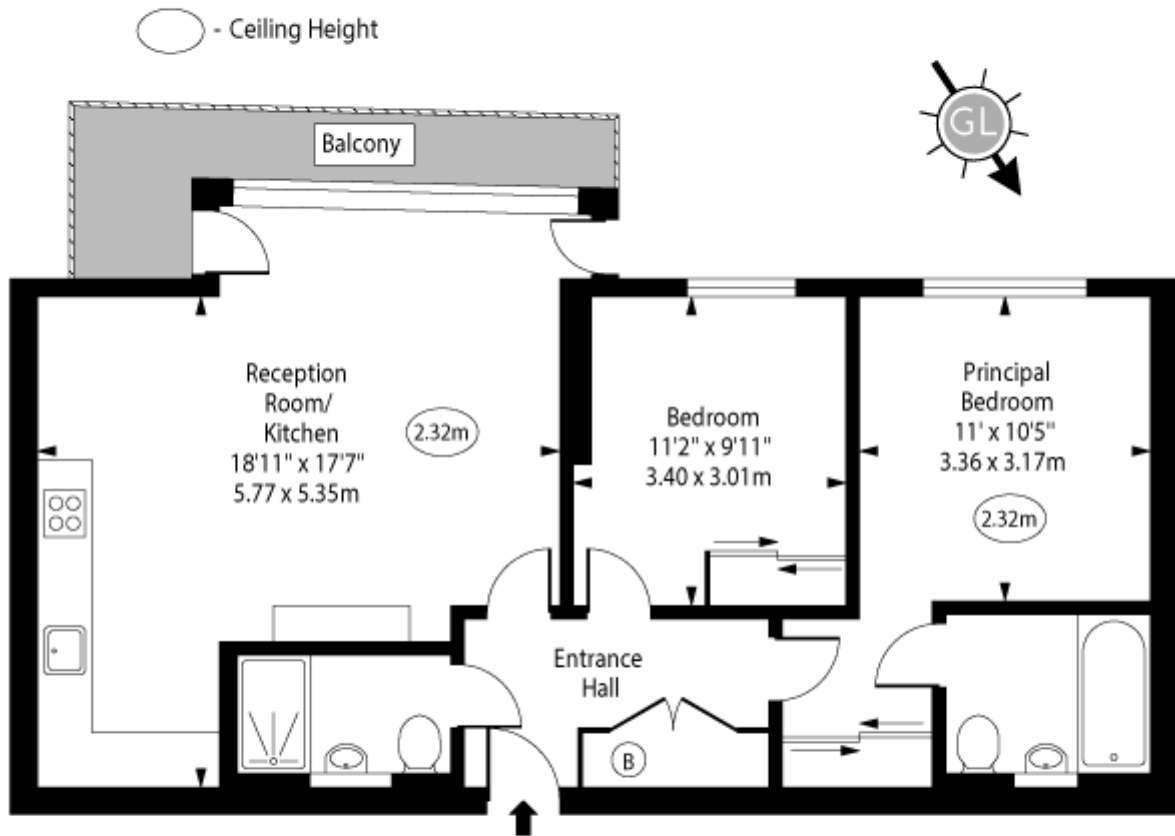
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Fourth Floor

Approx Gross Internal Area 754 Sq Ft - 70.05 Sq M

For Illustration Purposes Only - Not To Scale
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