



Arlington Avenue

Islington, N1

Offers in excess of £500,000

An exceptionally presented large one double bedroom apartment located on the ground floor of secure modern development benefitting from a secluded private terrace.



Arlington Avenue

Islington, N1

- One double bedroom
- Ground floor
- Private terrace
- Immaculately presented
- Close to transport links



An exceptionally presented large one double bedroom apartment located on the ground floor of secure modern development benefitting from a secluded private terrace. The property is bright and well-proportioned comprising; generously sized open-plan living/dining/kitchen area; the living space benefits from Vitsoe shelving which the current vendors have installed adding to the style and practicality of the space; the kitchen is modern with high-specification integrated appliances and plenty of counter and cupboard space; the bedroom comfortably fits a double bed and benefits a large built-in wardrobe; the bathroom is contemporary with a bath and over-head shower; there is a large storage cupboard in the hallway. The many amenities of Islington Green, Upper Street, Angel and Broadway Market are just a short walk away, with the Canal towpath providing a wonderful tranquil passage. A plethora of transportation links encompassing many bus routes to the City and West End are available from both New North Road and Essex Road, with Essex Road National Rail station just a short distance away. The fashionable bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch, London Fields and Old Street are all easily accessible from this desirable location.

Tenure: Leasehold 109 years 6 months

Service Charge: £2162

Ground Rent: £125

Local Authority: Islington

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-91) B	81	81
(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

N1 2XQ

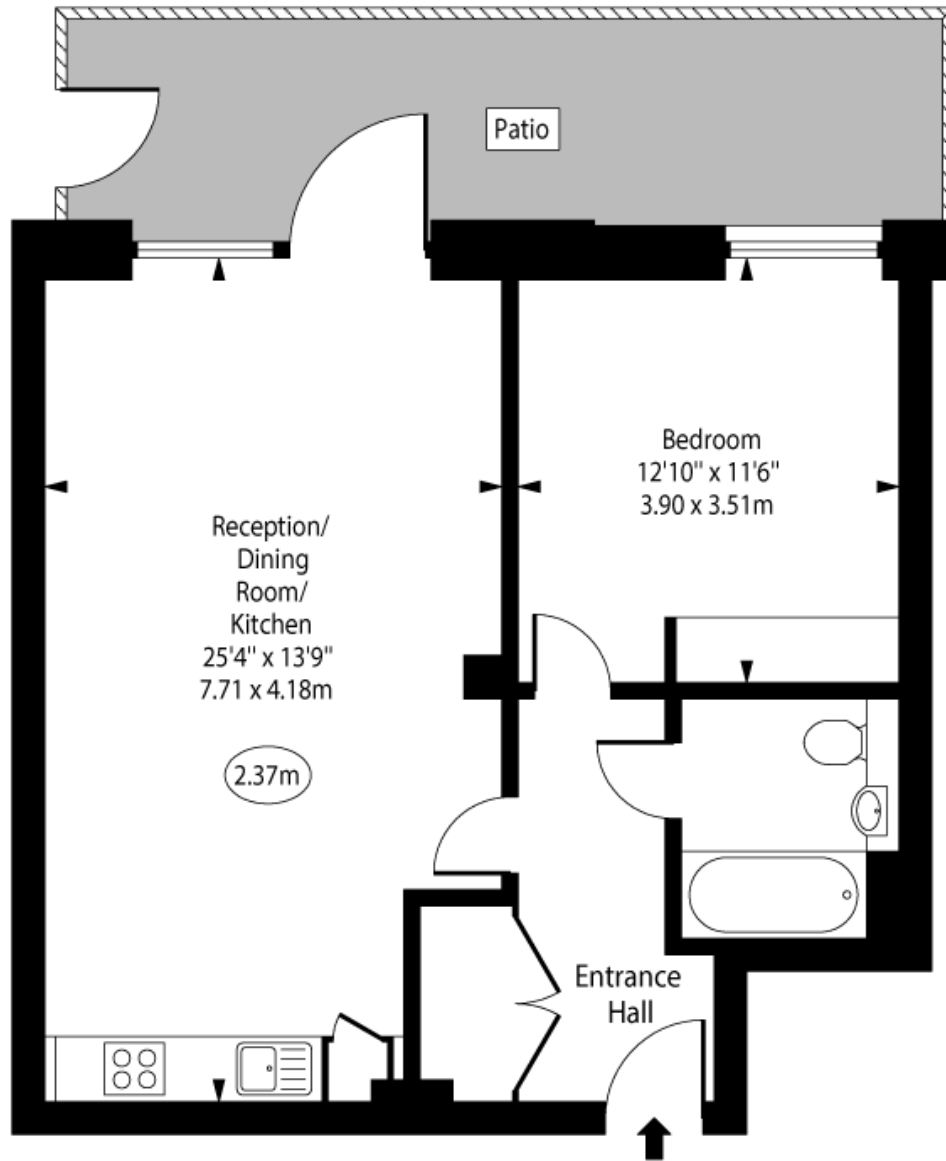
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○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 617 Sq Ft - 57.32 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 025835A

