

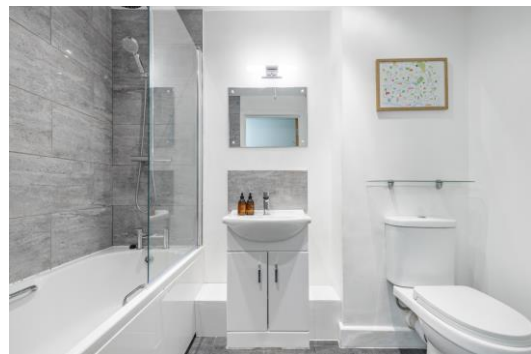


# Novello Court

Dibden Street, N1

Offers in excess of £400,000

A bright and spacious (in excess of 500sq ft) 1 double bedroom apartment set on the 1st floor of this low rise modern development situated in the heart of Islington.



# Novello Court

Dibden Street, N1

- Spacious 1 double bedroom apartment
- Open-plan kitchen/reception room
- Double bedroom with walk-in wardrobe
- Superb central Islington position





A bright and spacious (in excess of 500sq ft) 1 double bedroom apartment set on the 1st floor of this low rise modern development situated in the heart of Islington. Accommodation comprises bright open-plan kitchen/reception room with ample space for a dining area, good size double bedroom with the addition of a superb walk-in wardrobe and the main bathroom. The apartment is beautifully presented offering modern living in a supremely convenient location. Dibden Street is a small residential turning off Essex Road, close to the junction with Cross Street, providing superb access to the bars, restaurants and shops of both Essex Road and Upper Street are almost literally on your door step, with the transport at Angel Underground offering superb links to the City and West End, along with both National Rail and the Underground at Highbury & Islington.

**Tenure:** Leasehold 107 years 3 months

**Service Charge:** £1957

**Local Authority:** Islington Council

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

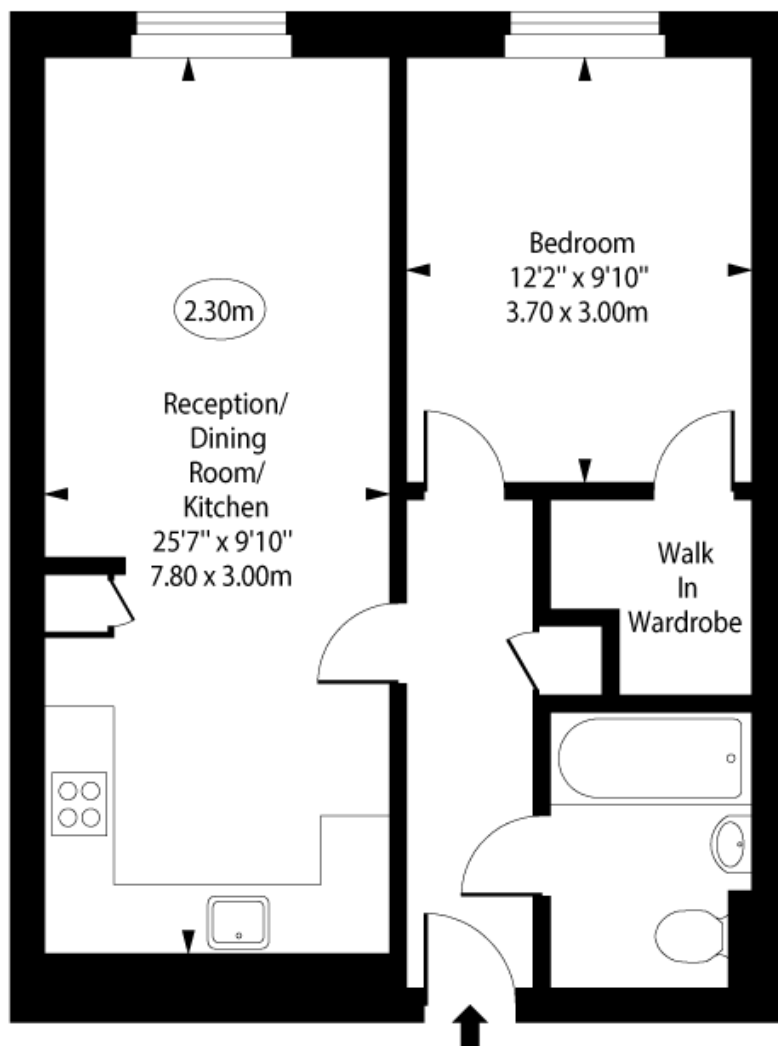
islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

Novello Court,  
Dibden Street,  
Islington, N1

○ - Ceiling Height



First Floor

Approx Gross Internal Area      528 Sq Ft - 49.05 Sq M

For Illustration Purposes Only - Not To Scale

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

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