



# Lanesborough Court

1 Chillingworth Road, N7

Offers in excess of £1,450,000

An outstanding three bedroom, two bathroom penthouse apartment, offering in excess of 1,500 sqft of internal lateral space and benefitting from an exceptional, wrap around roof terrace, ideal for entertaining.



# Lanesborough Court

1 Chillingworth Road, N7

- Three double bedrooms
- Two bathrooms
- C. 1,530 sqft of internal lateral space
- Exceptional roof terrace(s)
- Secure, modern development
- Perfectly placed for access to Upper Street & Highbury Corner.





An outstanding three bedroom, two bathroom penthouse apartment, offering in excess of 1,500 sqft of internal lateral space and benefitting from an exceptional, wrap around roof terrace, ideal for entertaining. Accommodation is bathed in natural light, courtesy of the rarely found quadruple aspect. The large entrance hallway provides access to three generous double bedrooms, the principal of which featuring a large walk in wardrobe and en-suite bathroom, also providing access to one of the large terraces, which wraps around spanning the width of the apartment to the larger terrace. The other two double bedrooms both feature helpful built in wardrobes. The large reception space is set at the rear of the apartment and is semi open plan with the kitchen/dining space, and provides access to the vast roof terrace, measuring c. 27 x 26 ft and is totally unobstructed. Superb entertaining space so rarely found within the borough. This truly special property is located close to the junction of Liverpool Road, affording superb access to the transport at Highbury & Islington station (National Rail & Victoria Line) Caledonian Road and Holloway Road stations (Piccadilly Line) providing superb links around London, with trains through the West End out to Heathrow and the buzz of Upper Street only a short walk away. Alternatively, the gastro-pubs of the Duchess Of Kent, the Albion and the Drapers Arms can be found locally, within the Barnsbury conservation area, along with a multitude of superb local restaurants and shops, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel and the more localised Waitrose (with parking) on Holloway Road, as well as local farmers markets. The apartment is only moments from the renowned school, St Mary Magdalene.

**Tenure:** Leasehold 104 years 11 months

**Service Charge:** £1913 based on 2022 service charge which is the latest we have

**Ground Rent:** £250

**Local Authority:** Islington Council

**Council Tax Band:** G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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

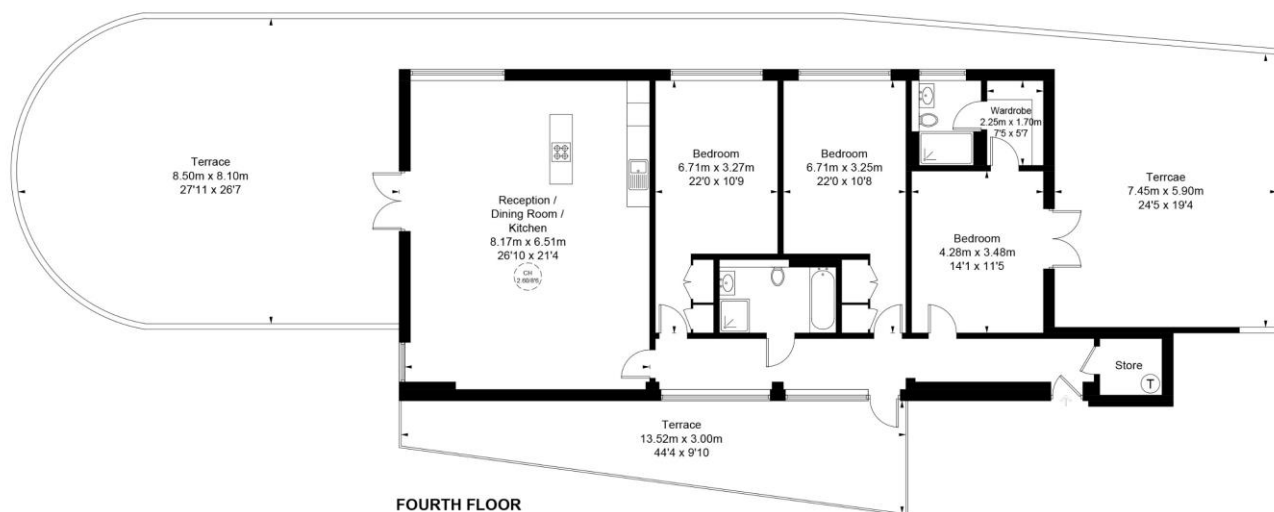
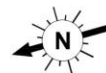
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# LANESBOROUGH COURT, N7



APPROXIMATE GROSS INTERNAL AREA  
FOURTH FLOOR = 1530 SQ FT / 142.1 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1000430)

