



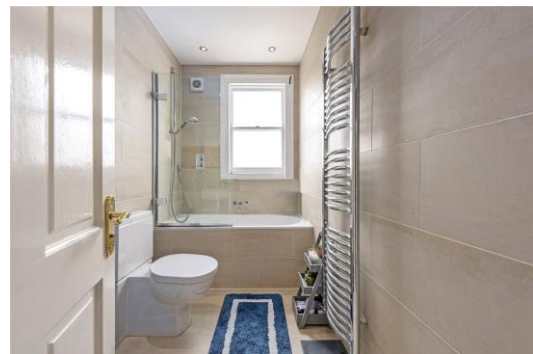
Packington Street

Islington, N1

OIEO. £800,000

A bright and spacious 2 double bedroom second floor apartment laterally converted across this pair of Victorian mid-terraced houses set right in the very heart of Islington, moments from Islington Green, Upper Street & Angel.

CHESTERTONS



Packington Street

Islington, N1

- Spacious 2 double bedroom lateral apartment
- 17ft X 12ft Reception/ dining room
- Separate kitchen
- 16ft X 12ft master bedroom with a wall of built-in wardrobes
- Communal garden
- The property comes with a garage
- Superb central location



A bright and spacious 2 double bedroom second floor apartment laterally converted across this pair of Victorian mid-terraced houses set right in the very heart of Islington, moments from Islington Green, Upper Street & Angel. Accommodation comprises 17ft x 12ft reception room encompassing 2 sash windows, separate kitchen with a window to the rear, 16ft x 12ft master bedroom with a range of built-in wardrobes to 1 wall, double second bedroom and bathroom. Packington Street affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Upper Street, Camden Passage and Exmouth Market. Angel Underground (Northern Line) provides convenient access to both the City and the transport hub that is Kings Cross/ St Pancras International with trains across London & to mainland Europe. Superb bus routes can be found on St John Street, Upper Street, Pentonville Road and City Road.

**It should be noted that the property comes with a garage located to the rear.

Tenure: Leasehold
Service Charge: £2600
Ground Rent: £25
Local Authority: Islington
Council Tax Band: F

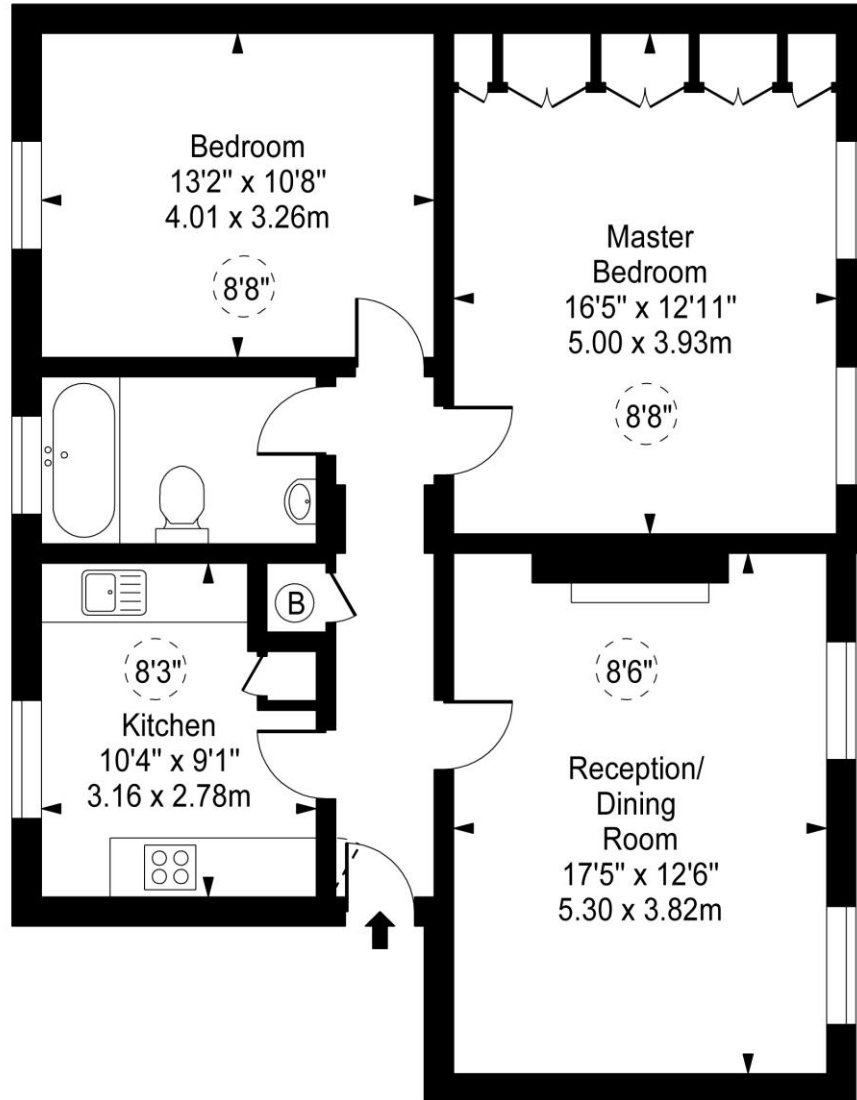
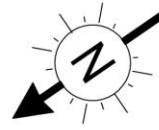
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)	62	63
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

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Packington Street, N1

 - Ceiling Height



Second Floor

Approx Gross Internal Area **837 Sq Ft - 77.76 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 015534R

