



# Blue Court

Sherborne Street, N1

Asking Price £400,000

A well presented one bedroom apartment set on the third floor of a low rise modern development, with direct views across Rosemary Gardens, well positioned for access to Southgate Road and the Regent's Canal.



# Blue Court

6 Sherborne Street, N1

- One double bedroom apartment
- Third floor
- Direct views across Rosemary Gardens
- Well positioned for access to Southgate Road & The Regent's Canal





A well presented one bedroom apartment set on the third floor of a low rise modern development, with direct views across Rosemary Gardens, well positioned for access to Southgate Road and the Regent's Canal. The accommodation is generously proportioned, on entering the property you are welcomed into the entrance hallway, leading to the bright, spacious open plan kitchen and living room with a charming view over the park. The bedroom is well proportioned with ample storage space, along with the bathroom suite and helpful storage accessed from the hallway. The property is conveniently located for access to Islington, Hoxton and Shoreditch, with an array of trendy bars, restaurants, galleries and boutique shops. Haggerston Overground, Old Street Underground (Northern Line), Essex Road (National Rail) and Highbury & Islington station (National Rail & Victoria Line) are the closest stations. Greenery can be found locally at Rosemary Gardens & Shoreditch Park, with the walks of the canal easily accessible. The bus routes of Southgate Road and New North Road provide good links to the City. The delights of the renowned De Beauvoir Deli are just moments away.

**Tenure:** Leasehold 107 years 8 months

**Service Charge:** £2650

**Ground Rent:** £250

**Local Authority:** Islington Council

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

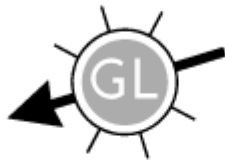
N1 2XQ

islington@chestertons.co.uk

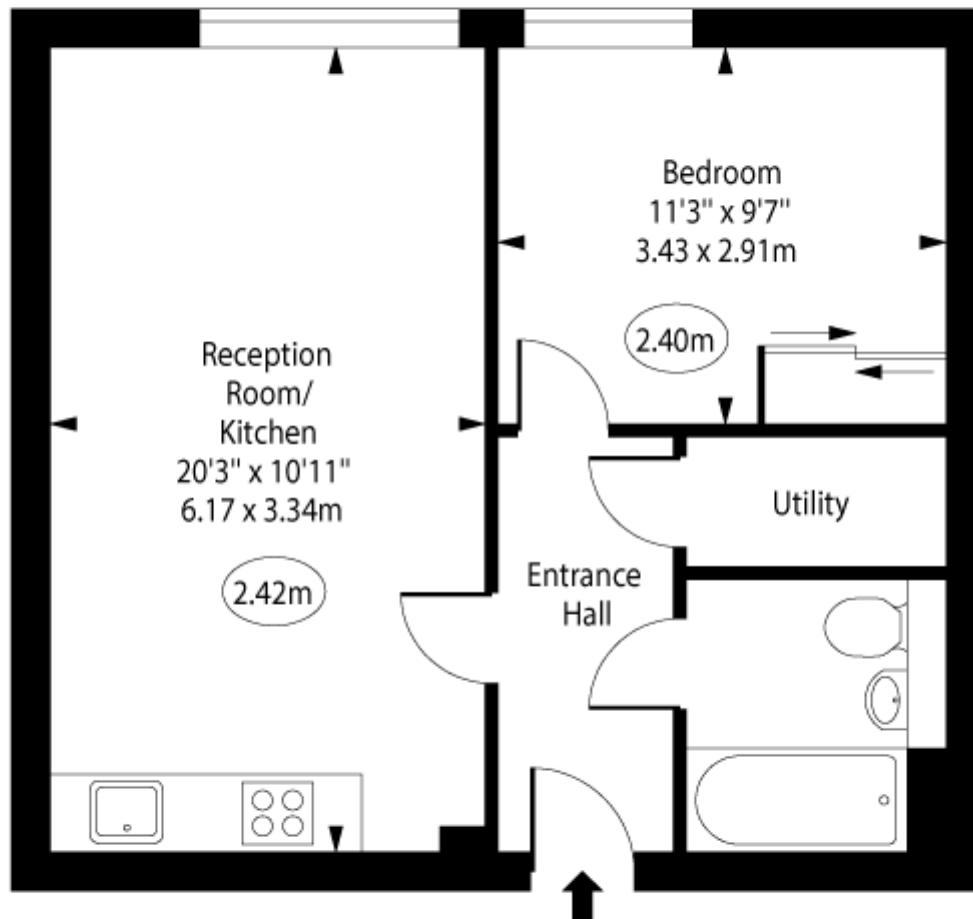
020 7359 9777

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# Blue Court, Sherborne Street, N1



○ - Ceiling Height



Third Floor

Approx Gross Internal Area      458 Sq Ft - 42.55 Sq M

For Illustration Purposes Only - Not To Scale

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

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