



# Colebrooke Place

Angel, N1

Asking Price £1,250,000

An outstanding and unique modern maisonette offering superb lateral space, peacefully and securely tucked away in the heart of Angel.



# Colebrooke Place

## Angel, N1

- Two double bedrooms
- Two bathrooms
- Maisonette
- Private entrance
- Securely located in the heart of Angel
- Moments from Upper Street





An outstanding and unique modern maisonette offering superb lateral space, peacefully and securely tucked away in the heart of Angel. Accommodation is beautifully presented and light filled comprising; a private entrance which leads to the exceptional living/dining space set on the raised level, bathed in natural light courtesy of the four large windows and dual aspect, with the reception space housed on one side and the kitchen/dining space on the other, perfect for entertaining. There are two generous double bedrooms on the lower level (one of which features an en-suite), and a guest bathroom. It should be noted the lower level enjoys fabulous ceiling heights. Colebrooke Place 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. The delights of the walks and amenities of the canal can be found along Colebrooke Row.

**Tenure:** Leasehold 985 years 8 months

**Service Charge:** £5142

**Ground Rent:** £400

**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)	74	75
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

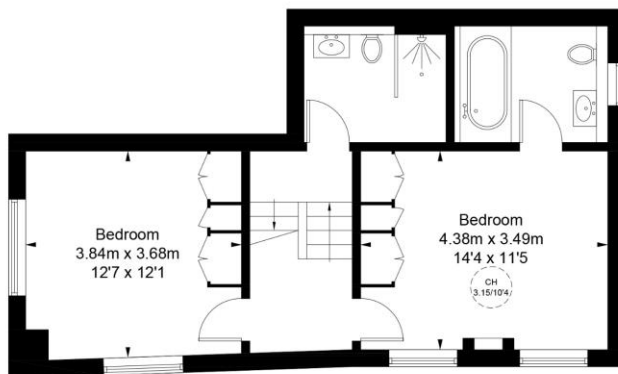
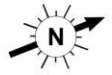
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# COLEBROOK PLACE, N1



**LOWER GROUND FLOOR**



**RAISED GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
LOWER GROUND FLOOR = 519 SQ FT / 48.2 SQ M  
RAISED GROUND FLOOR = 521 SQ FT / 48.4 SQ M  
TOTAL = 1040 SQ FT / 96.6 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. (ID1023340)

