



# Islington High Street

Angel, N1

Asking Price £1,150,000

A bright and spacious 2 double bedroom apartment with impressive private roof terrace located in the heart of Angel, affording excellent transport links.



# Islington High Street

## Angel, N1

- 2 double bedrooms
- 2 bathrooms
- Open-plan kitchen/dining/living space
- Superbly located for access to Upper Street and Angel (Underground)





A bright and spacious 2 double bedroom apartment with impressive private roof terrace located in the heart of Angel, affording excellent transport links. The property is well-proportioned comprising; light-filled open-plan kitchen/dining/living area with stylish industrial doors leading to the private roof terrace making the space perfect for entertaining; both bedrooms are good sized doubles benefitting from built-in wardrobes with the principal bedroom additionally benefitting from a luxurious en-suite shower room; the contemporary master bathroom comprises a bath with over-head shower. A special apartment that must be viewed to be appreciated. Located in the heart of Angel, this property offers 1 Road sits right in the heart of Barnsbury, affording superb access to Angel Underground station (Northern Line), along with Highbury & Islington station (National Rail and Victoria Line trains). The buzz of Upper Street is only a short walk, alternatively the gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsburys located at the Southern end of Liverpool Road, close to Angel. Kings Cross/ St Pancras International is only 1 stop on the Underground, ideal for an evening out, getting around London or travelling to Europe.

**Tenure:** Leasehold 999 years 1 months

**Service Charge:** £2010

**Ground Rent:** £0

**Local Authority:** Islington Council

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

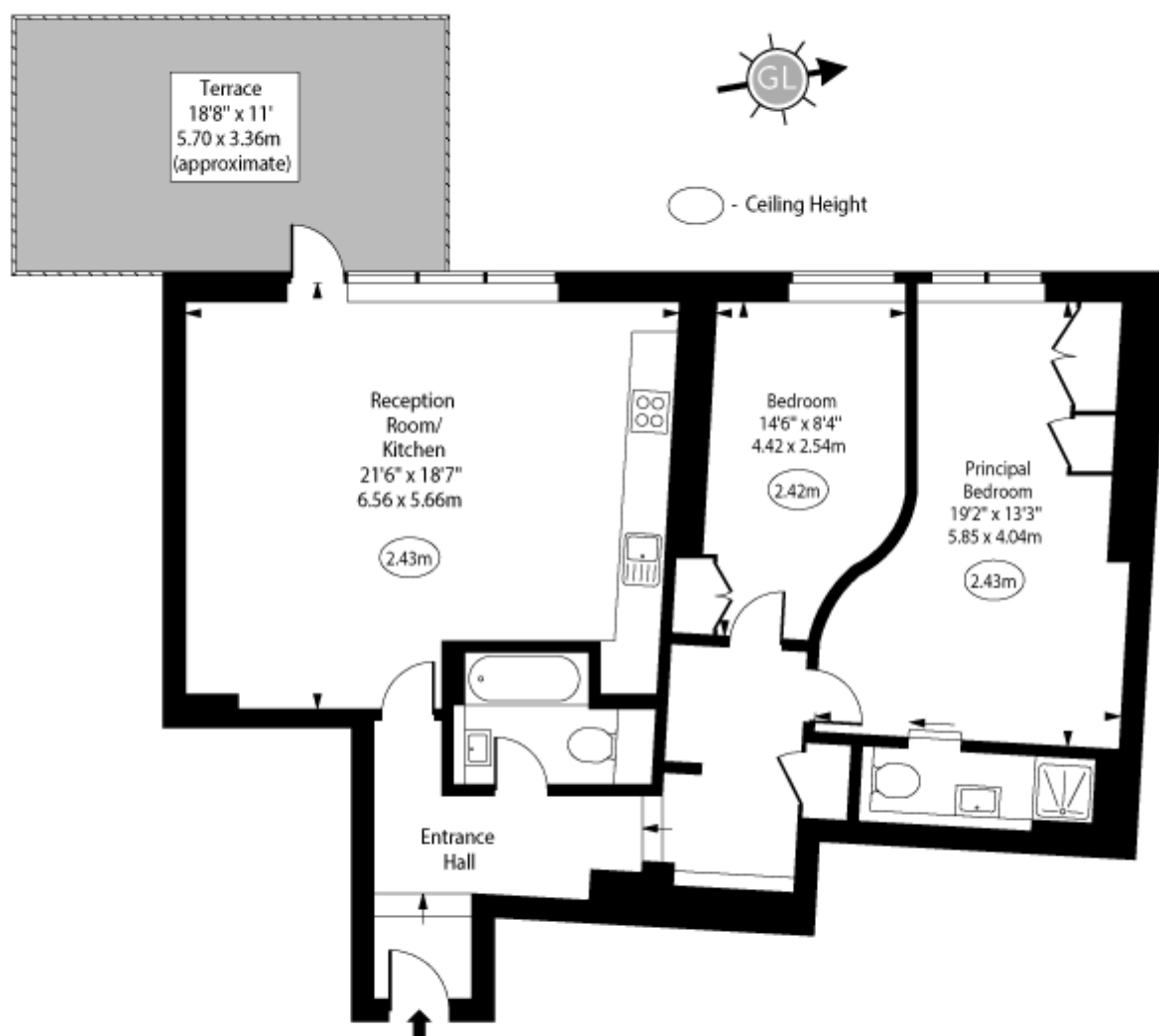
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Islington High Street,  
Angel,  
Islington, N1



Second Floor

Approx Gross Internal Area 955 Sq Ft - 88.72 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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