



Almeida Street

Barnsbury, N1

Asking Price £600,000

A bright and spacious one bedroom raised ground floor apartment located in an elegant late Victorian period house and benefitting from a private patio garden.

CHESTERTONS



Almeida Street

Barnsbury, N1

- One double bedroom
- Occupying the ground floor of a Georgian period property
- Private patio garden
- Moments from Upper Street



A bright and spacious one bedroom raised ground floor apartment located in an elegant late Victorian period house and benefitting from a private patio garden. The property is well-proportioned comprising; spacious living area flooding the room with light from the generous sash-window highlighting the rooms elegant features; the kitchen is spacious with plenty of worktop and cupboard space; the bedroom is generously sized and leads on to the private terrace. Set on Almeida Street, N1, this property benefits from a vibrant yet peaceful location in the heart of Islington. Known for its unique blend of period charm and modern amenities, the area offers an eclectic mix of boutique shops, artisanal cafes, and acclaimed restaurants, all within close proximity. Almeida Street itself enjoys a quiet residential feel while being perfectly placed to enjoy the bustling atmosphere of Upper Street and Angel's vibrant high street. For leisure, the nearby Almeida Theatre and King's Head Theatre provide rich cultural experiences, while parks such as Highbury Fields and Clissold Park are located nearby, offering green spaces for relaxation and recreation. Transport connections from Almeida Street are excellent, making commuting across London straightforward. Highbury & Islington Station located 0.5 miles away and Angel Underground Station (Northern Line) located 0.6 miles away, provide direct access to the City, the West End, and beyond. Several bus routes run along nearby Upper Street, offering additional options for travel throughout Islington and central London. This exquisite apartment presents a rare opportunity to own a spacious, characterful home in one of London's most sought-after locations, perfectly suited for modern living within a historic setting.

Tenure: Share of Freehold 998 years 11 months

Service Charge: £654 This is the share of the annual buildings expenditure

Ground Rent: £0

Local Authority: Islington

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

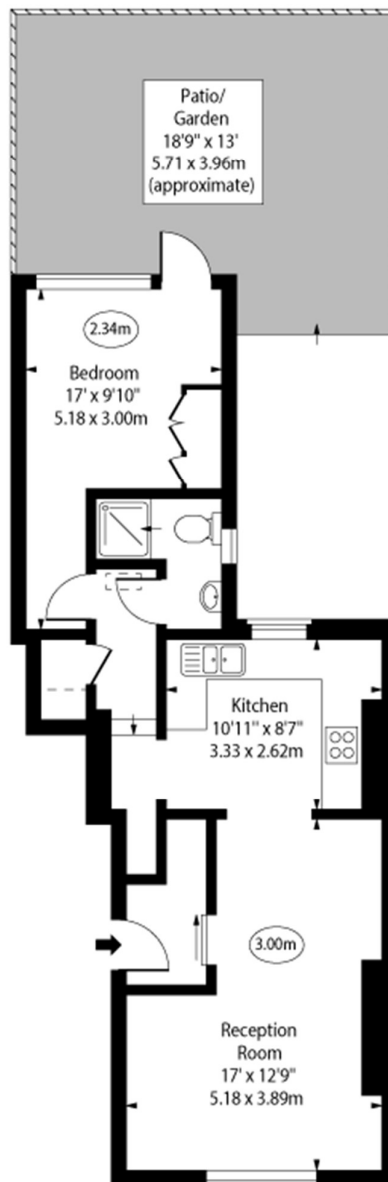
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Almeida Street,
Barnsbury,
Islington, N1

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 530 Sq Ft - 49.24 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. Not To Scale.

www.goldlens.co.uk
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