



Huntingdon Street

Barnsbury, N1

OIEO. £500,000

A bright and well-presented one double bedroom apartment set on the raised ground-floor of an impressive Victorian period property and benefitting from a 37 foot private garden whilst being set in the heart of Barnsbury.

CHESTERTONS



Huntingdon Street

Barnsbury, N1

- One double bedroom
- Raised ground floor
- Impressive ceiling heights
- Set within a charming Victorian period building
- 37 foot private garden
- Central Barnsbury



A bright and well-presented one double bedroom apartment set on the raised ground-floor of an impressive Victorian period property and benefitting from a 37 foot private garden whilst being set in the heart of Barnsbury. The property is well-proportioned comprising; semi-open plan kitchen living area with expansive ceiling height and restored corning; the modern compact kitchen is thoughtfully designed with integrated appliances; the generously sized bedroom opens up to the private garden which stands at an impressive 37 foot. Huntingdon Street is a charming residential, tree lined street in Barnsbury, only moments from the gardens of Thornhill Crescent and Thornhill Square, with transport found at Highbury & Islington station, Caledonian Road & Barnsbury station, Caledonian Road Underground station (Piccadilly Line), along with the convenience of the plethora of shops, bars & restaurants at Upper Street and a bus journey to the transport hub of Kings Cross/ St Pancras International along with amenities of Granary Square and Coal Drops Yard.

Tenure: Leasehold 108 years 4 months

Service Charge: £2583.62

Ground Rent: £300

Local Authority: Islington

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

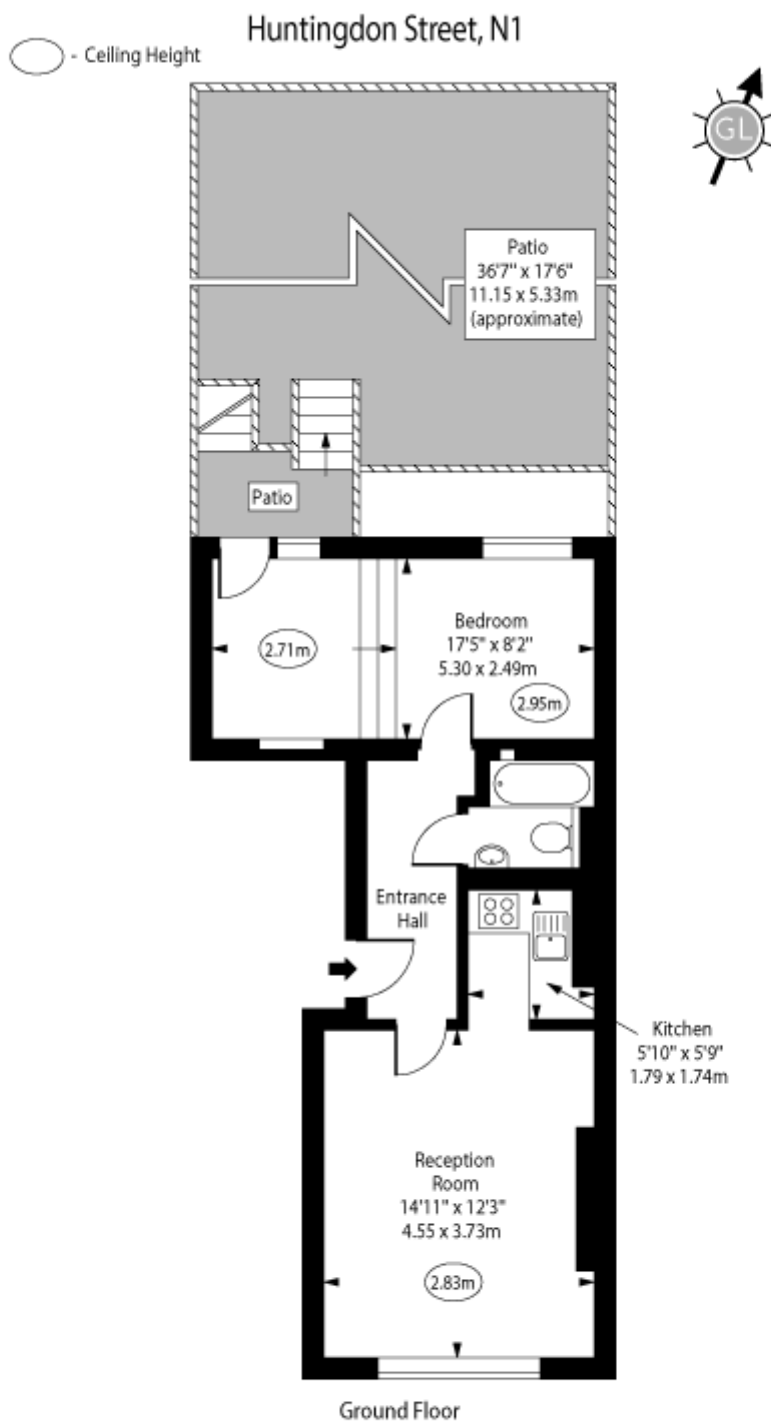
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Approx Gross Internal Area 465 Sq Ft - 43.20 Sq M

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.

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