



St. Peter's Street

Islington, N1

Asking Price £1,150,000

A bright and spacious 2 double bedroom apartment located on the ground and lower ground floor level of an imposing end of terrace late Victorian building, located within St Peter's St conservation area and close to Regents Canal.

CHESTERTONS



St. Peter's Street

Islington, N1

- 2 double bedrooms
- 2 bathrooms
- Additional study space
- Open-plan living/dining/kitchen area
- Meticulously designed and renovated
- Close to the amenities and transport links of Angel



A bright and spacious 2 double bedroom apartment located on the ground and lower ground floor level of an imposing end of terrace late Victorian building, located within St Peter's St conservation area and close to Regents Canal. The property has been meticulously renovated by the current owners comprising; impressive semi open-plan kitchen dining living area with characterful elements such as a Carrara marble fireplace, sash windows wooden folding shutters and intricate corning; the kitchen is sleek and modern with high-specification integrated appliances. Downstairs comprises; master bedroom benefitting from a modern en-suite shower room, ample sized built-in wardrobes and direct access to a private courtyard; the second bedroom is generously sized and also benefits from built-in wardrobes; additionally there is an office area perfect for those who work from home, this leads to the private courtyard perfect for al-fresco entertaining. St Peters Street affords convenient access to an absolute wealth of local shops, bars and eateries, with particular note to those on Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to both the City and Old Street with the transport hub that is Kings Cross/ St Pancras International also within easy reach.

Tenure: Share of Freehold 82 years 1 months

Service Charge: £400 This the annual contribution towards the buildings insurance. Additional expenditure is on an adhoc basis with a 50/50 split between the 2 flats.

Ground Rent: £0

Local Authority: Islington

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	85 D	78 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

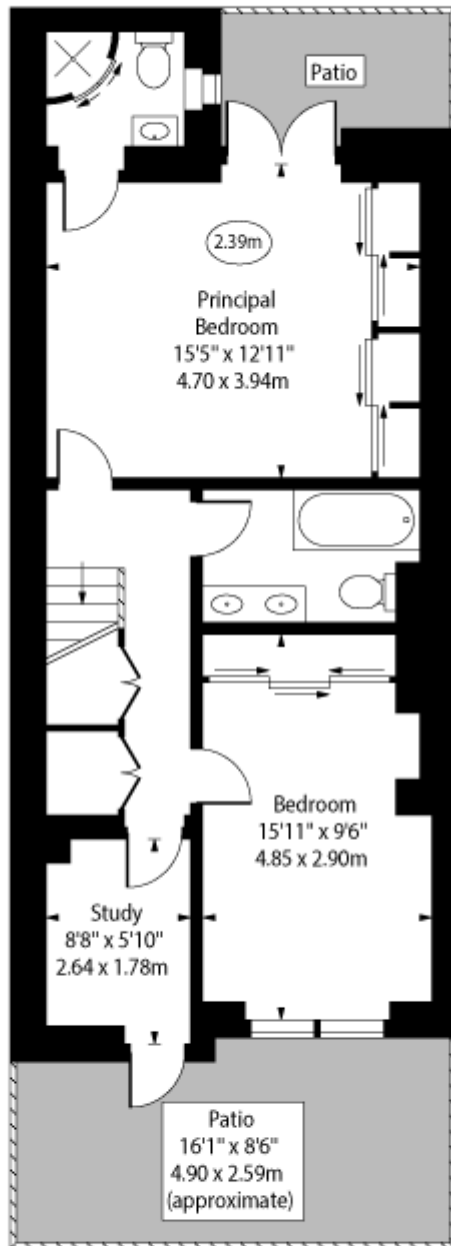
N1 2XQ

islington@chestertons.co.uk

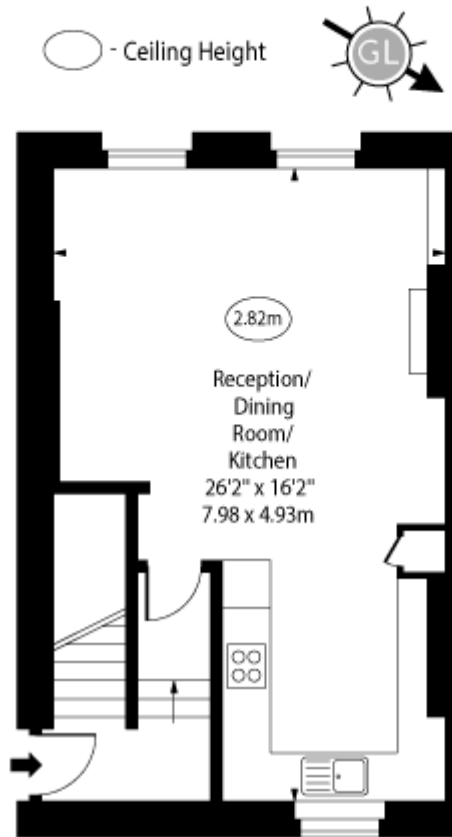
020 7359 9777

chestertons.co.uk

St. Peter's Street,
Islington, N1



Lower Ground Floor



Upper Ground Floor

Approx Gross Internal Area

1012 Sq Ft - 94.01 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

Ref. No. 029033K

