



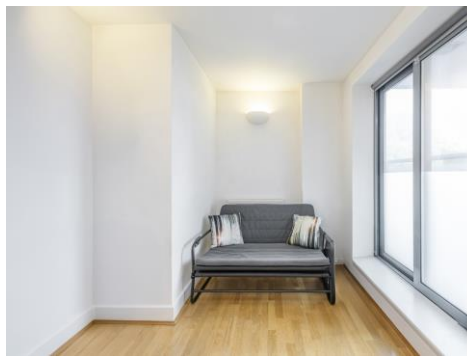
Goswell Road

Islington, EC1V

Asking Price £325,000

A bright and well-presented one double bedroom apartment benefitting from an open-plan kitchen/living space and access to a communal roof terrace, situated on the first floor of a modern development moments from Angel Underground & Upper Street.

CHESTERTONS



Goswell Road

Islington, EC1V

- One double bedroom
- Well presented
- Flooded in natural light
- Communal terrace with superb views
- Situated in the heart of Angel



A bright and well-presented one double bedroom apartment benefitting from an open-plan kitchen/living space and access to a communal roof terrace, situated on the first floor of a modern development moments from Angel Underground & Upper Street. Accommodation is light-filled and comprises; a spacious entrance hallway leading to the good sized double bedroom benefitting from ample built-in wardrobe space, bathroom suite, ample storage and the open-plan kitchen/reception room. It should be noted that there is also access to a communal roof terrace which enjoys impressive city views. Goswell Road is supremely well positioned for access to a plethora of amenities including Sadlers Wells Theatre, the gardens of Myddelton Square, the renowned eateries and bars of Exmouth Market, Upper Street and Camden Passage. The City & the West End are both within walking distance. The nearest public transport links are Angel (Northern Line), Farringdon Station (London Underground Circle Line, Hammersmith & City Line and Metropolitan Line and National Rail services). Kings Cross/ St Pancras International is just 1 stop from Angel, with the Eurostar Terminus offering trains to mainland Europe.

Tenure: Leasehold 103 years 9 months

Service Charge: £2730

Ground Rent: £300

Local Authority: Islington

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
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

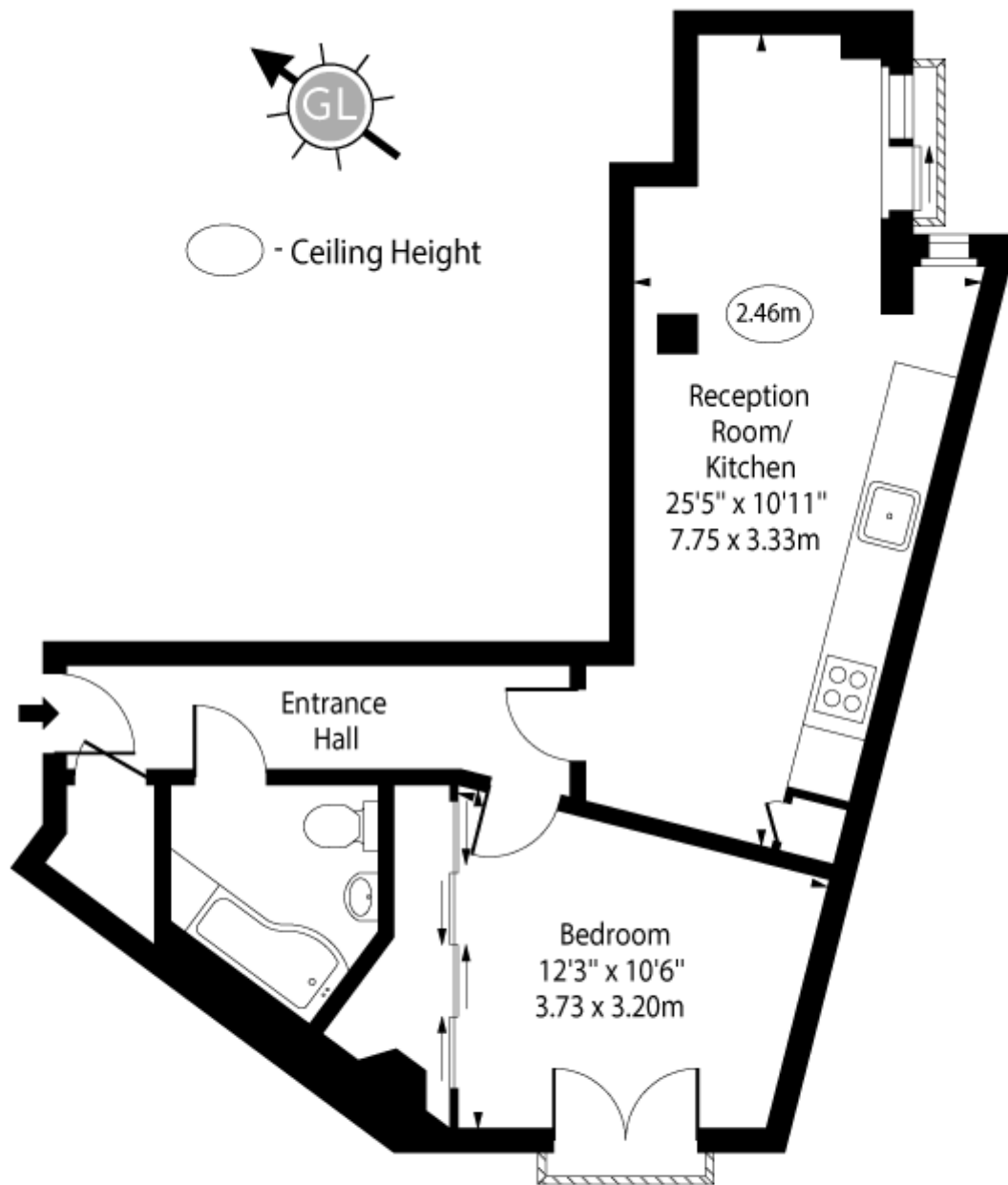
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

Goswell Road, EC1V



Approx Gross Internal Area 462 Sq Ft - 42.92 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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