



# Florence Street

Islington, N1

Asking Price £750,000

A bright and spacious 2 bedroom apartment located on the first floor of an imposing Victorian building in a mix-used building with a contemporary furniture shop occupying the ground floor.

**CHESTERTONS**



# Florence Street

## Islington, N1

- 2 bedrooms
- Contemporary finish
- First floor
- Located in an imposing Victorian building



A bright and spacious 2 bedroom apartment located on the first floor of an imposing Victorian building in a mix-used building with a contemporary furniture shop occupying the ground floor. The property has been meticulously improved by the current vendors and comprises; spacious living room; benefitting from dual aspect windows and marble fireplace; separate contemporary kitchen with space for dining table; two bedrooms, both with built-in wardrobes and a modern bathroom with bath and over-head shower. This is an excellent property that must be viewed to be truly appreciated. Nestled neatly between Upper Street and Essex Road, the property affords superb access to the wide ranging amenities that Upper Street has to offer. The greenery and amenities of Highbury Fields are close by, along with the gastronomic delights of Trullo, Prawn On The Lawn, Ottolenghi, Carmelas and the gastro pubs of the The Pig & Butcher and The Drapers Arms are close by. Cross Street is superbly located for access to the transportation hub of Highbury & Islington, offering connections through London via both the Underground (Victoria Line) and the London Overground network. Essex Road station and Angel station both provide good links to the City.

**Tenure:** Leasehold 85 years 11 months

**Service Charge:** £1500

**Ground Rent:** £125

**Local Authority:** Islington Council

**Council Tax Band:** F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

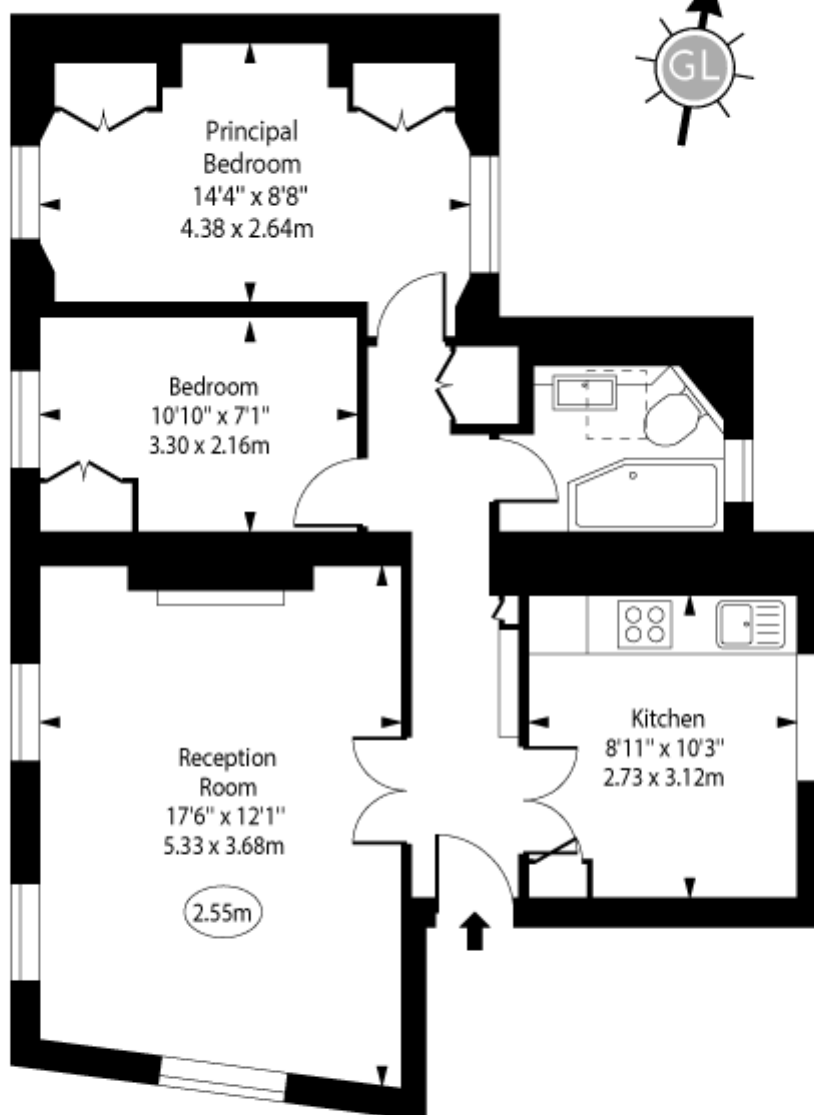
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## Florence Street, N1

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 650 Sq Ft - 60.39 q 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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