



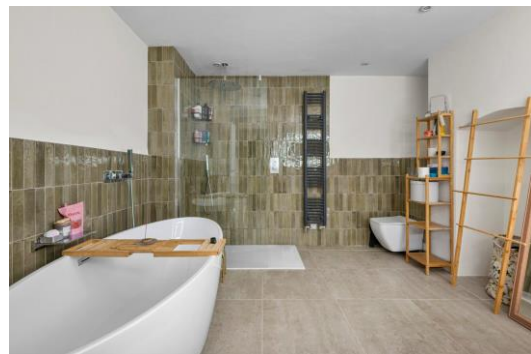
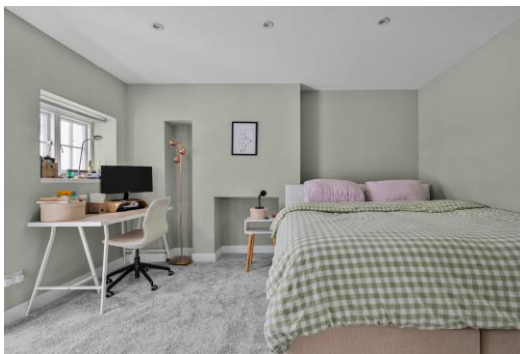
# Remington Street

Islington, N1

Offers In Excess Of £1,150,000

A bright and spacious unique 3 double bedroom apartment set on the ground and lower ground floor levels of a grade II listed converted pub, peacefully located within the Duncan Terrace/Colebrooke Row conservation area.

**CHESTERTONS**



# Remington Street

## Islington, N1

- 3 double bedrooms
- 3 bathrooms
- Ground and lower ground maisonette
- Walk-in wardrobe
- Moments from Old Street and Angel
- Grade II listed
- Car free development



A bright and spacious unique 3 double bedroom apartment set on the ground and lower ground floor levels of a converted pub, peacefully located within the Duncan Terrace/Colebrooke Row conservation area. The property has been meticulously re-designed and offers the best of modern living within a unique pub conversion comprising; open-plan living/dining/kitchen area on the raised ground floor finished to an exacting standard with a modern shaker style kitchen and desirable island with seating; on this floor is the first of the three bedrooms along with a stylish modern en-suite shower room; downstairs the remaining 2 bedrooms are located including the impressive master bedroom which enviably benefits from a sizeable dressing room and stunning bathroom with stone freestanding bathtub; the third bedroom is equally of a good-size with access to a small terrace; the family bathroom is modern with a bath and overhead shower. Remington Street affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, with the transport hub that is Kings Cross/ St Pancras International just 1 stop on the Underground, providing superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal. The 'Square Mile' of the City is within easy reach by bike or by foot.

**Tenure:** Share of Freehold 968 years 6 months

**Service Charge:** £1300 This is the contribution towards the buildings insurance. Additional expenditure is split 50/50 with the other flat in the building.

**Ground Rent:** £0

**Local Authority:** Islington

**Council Tax Band:**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 84 D    | 72 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

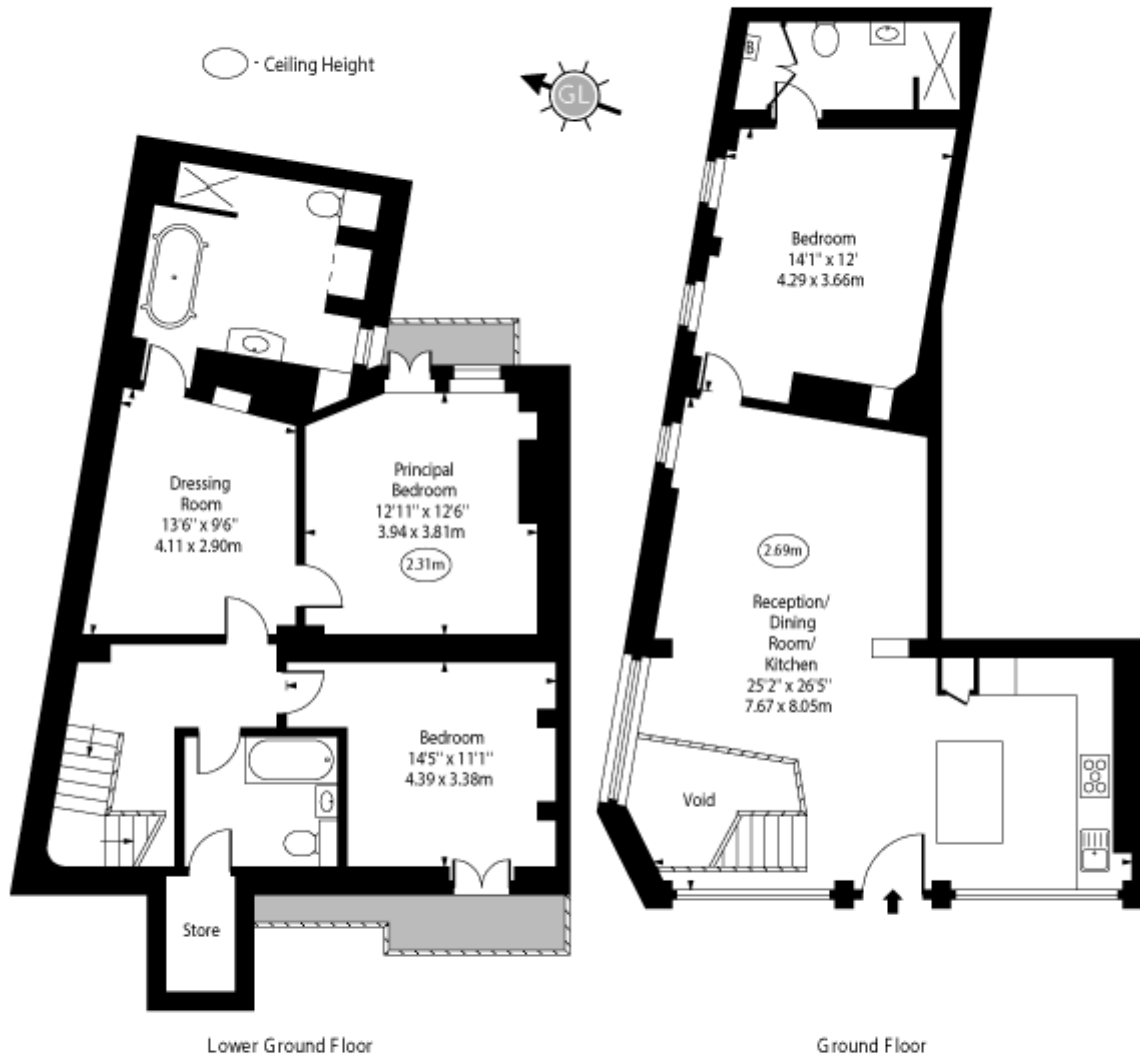
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# Remington Street, N1



Approx Gross Internal Area 1535 Sq Ft - 142.60 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. 029022K