



Pleasant Place

Islington, N1

OIEO. £400,000

A well-presented one double bedroom apartment set on the first floor of a Victorian building, moments from Essex Road and Upper Street and within the Canonbury conservation area.

CHESTERTONS



Pleasant Place

Islington, N1

- One double bedroom apartment
- Located on the second floor of an imposing Victorian building
- Retaining many original features
- Moments from Upper Street
- Superb access to transport links



A well-presented one double bedroom apartment set on the first floor of a Victorian building, moments from Essex Road and Upper Street and within the Canonbury conservation area. Accommodation is bright and well-presented comprising; semi-open plan spacious reception room and kitchen bathed in light courtesy of the large sash-window and retaining features such as the original cast-iron fireplace; modern bathroom with bath and overhead shower and generous bedroom. The property is exceptionally well positioned for access to the popular and varied amenities that both Essex Road and Upper Street have to offer, including the greenery of Islington green and the gastronomic delights of, Prawn On The Lawn, Ottolenghi, and The Smoke House. The gastro pubs of The Pig & Butcher and The Drapers Arms are close by. Pleasant Place is superbly located for access to the transportation hub of Angel (Northern line) as well as Highbury & Islington (Victoria line & London Overground) as well as the numerous bus routes from both Essex Road and Upper Street, providing good links to the City and the rest of London.

Tenure: Leasehold 114 years 4 months

Service Charge: £550

Ground Rent: £400

Local Authority: Islington Council

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

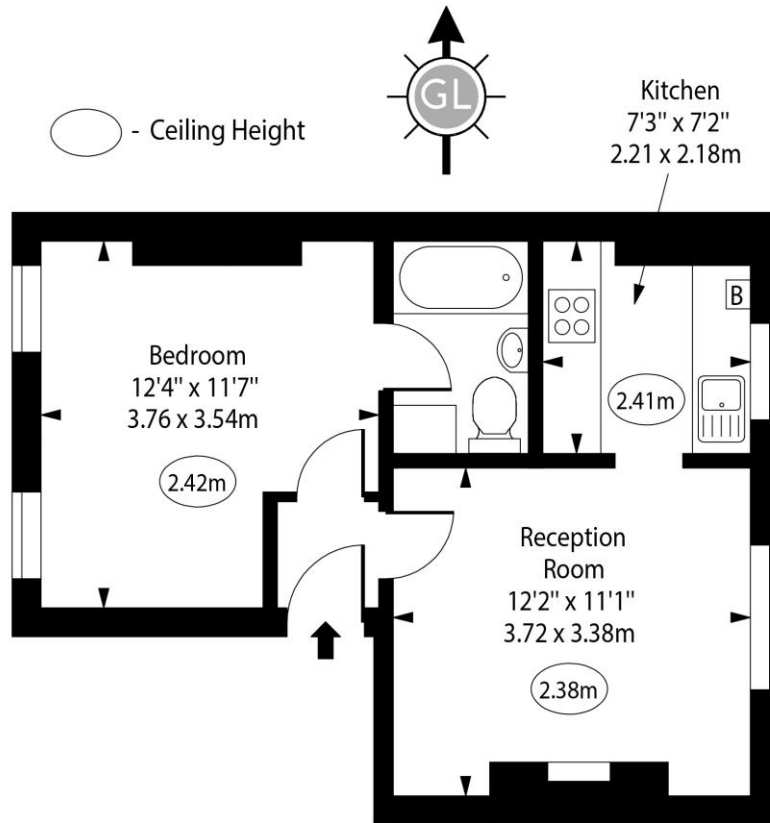
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Pleasant Place, N1 2BZ



First Floor

Approx Gross Internal Area

378 Sq Ft - 35.12 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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