



# Pleasant Place

London, N1

Asking Price £450,000

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

**CHESTERTONS**



# Pleasant Place

## London, N1

- One double bedroom
- Additional dressing area
- Private secluded garden
- Set within the Canonbury conservation area
- Moments from the amenities of Upper Street and Essex Road



A well-presented one double bedroom apartment with private secluded garden set on the lower ground floor of a Victorian building, moments from Essex Road and Upper Street and within the Canonbury conservation area. The property is well-proportioned comprising of a well-sized double bedroom set to the front of the property which has currently been partitioned to form two smaller bedrooms; separate dressing room; family bathroom with bath; kitchen to the rear; bright living-room with original fireplace and French doors opening up to the 33 foot private garden. 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.

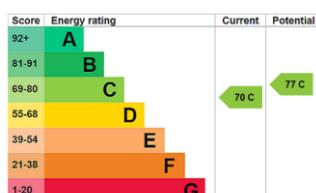
**Tenure:** Leasehold 114 years 3 months

**Service Charge:** £550

**Ground Rent:** £400

**Local Authority:** Islington Council

**Council Tax Band:** C



### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

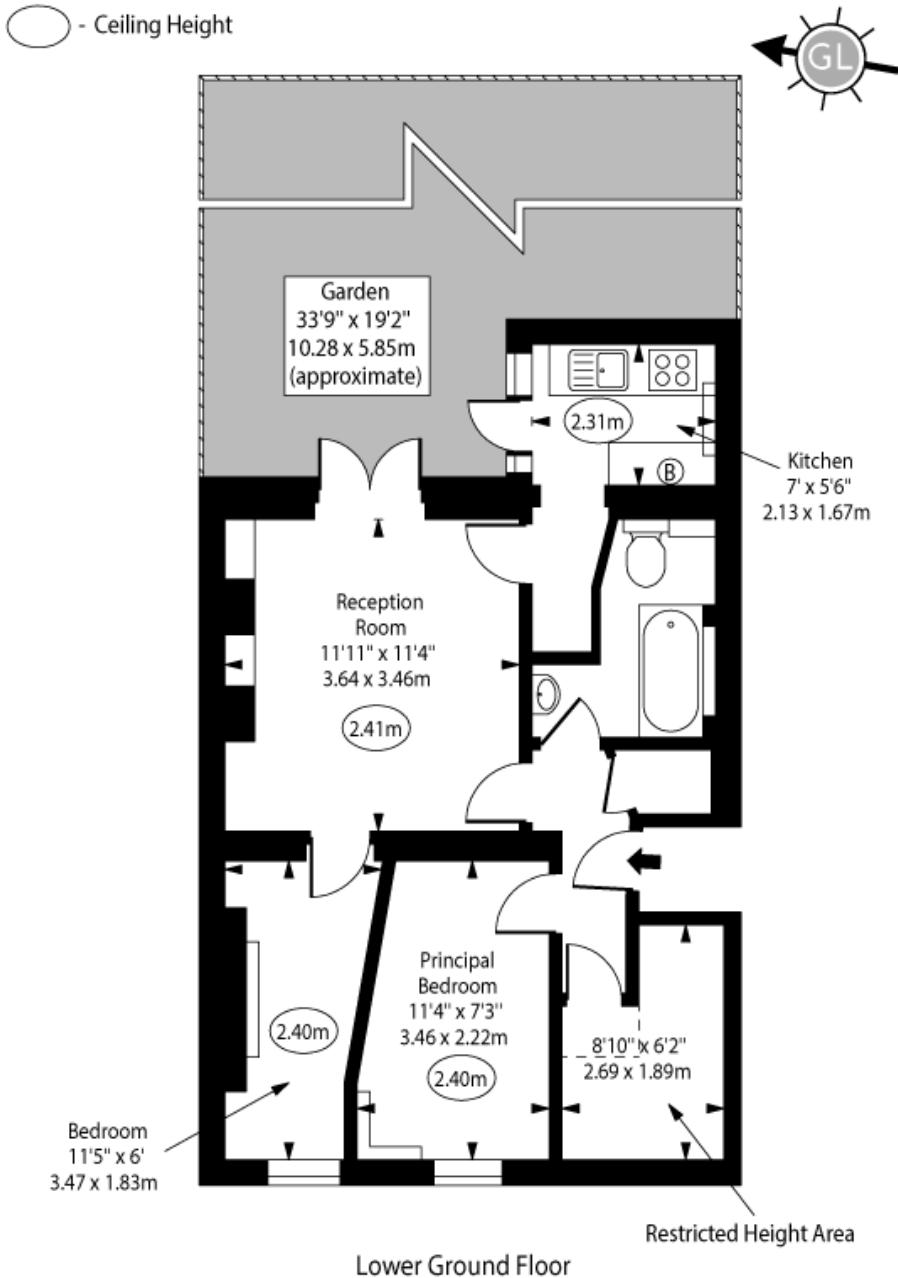
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## Pleasant Place, N1



Approx Gross Internal Area      462 Sq Ft - 42.92 Sq M

Approx. Floor Area Including Restricted Heights      502 Sq Ft - 46.64 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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