

PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants, their financial status. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamson Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

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WILLIAMSON
DACEIBROWN



34a Islington Green London N18DU.

- **OIRO £895,000. Leasehold with vacant possession.**
- **Two bedroom maisonette over two floors with private terrace.**
- **Prime location.**
- **Chain free.**

Exceptional bright and spacious two bedroom maisonette arranged over the first and second floors adjacent to Camden Passage and overlooking Islington Green. Approx. 83.86m² (902.66ft²) to include spacious private terrace.



This stunning maisonette is located in the Angel Conservation area adjacent to the picturesque cobbled back street of Camden Passage and overlooks the green space of Islington Green. Islington Green is enviously placed between Upper Street and Essex Road offering a wide selection of shops, bars and eateries. This property is conveniently positioned within a short walking distance from Angel underground station with easy access to Central London and the City.

The property is accessed from the pavement opposite the green leading to an entrance lobby and staircase to the first floor. A storage cupboard housing a water softener is located adjacent to the front door. The first floor comprises two bedrooms, one with ensuite facilities and a family bathroom. A further staircase leads to the second floor which offers open plan living with a large kitchen / living room area, ideal for entertaining. The maisonette also benefits from a fantastic private terrace providing views of the well maintained green of Islington Green.

The property includes gas fired central heating with radiators throughout and double glazed windows to all rooms.

Utilities: Mains gas, electric and water. Mains sewage.

Accommodation

(all sizes approximate)

Open Plan Kitchen / Living Room

3.55m (11'7") x 7.90m (25'11")

Bedroom 1

2.59m (8'5") x 3.58m (11'8")

With en-suite (shower, sink, toilet).

Bedroom 2

3.56m (11'8") x 3.58m (11'8")

Family Bathroom

Bath with shower over, toilet and basin.

Private Terrace

3.65m (12'11") x 2.50m (8'2")

Ground floor storage cupboard.

Gross Internal Area

74.11m² (797.71ft²). Including terrace

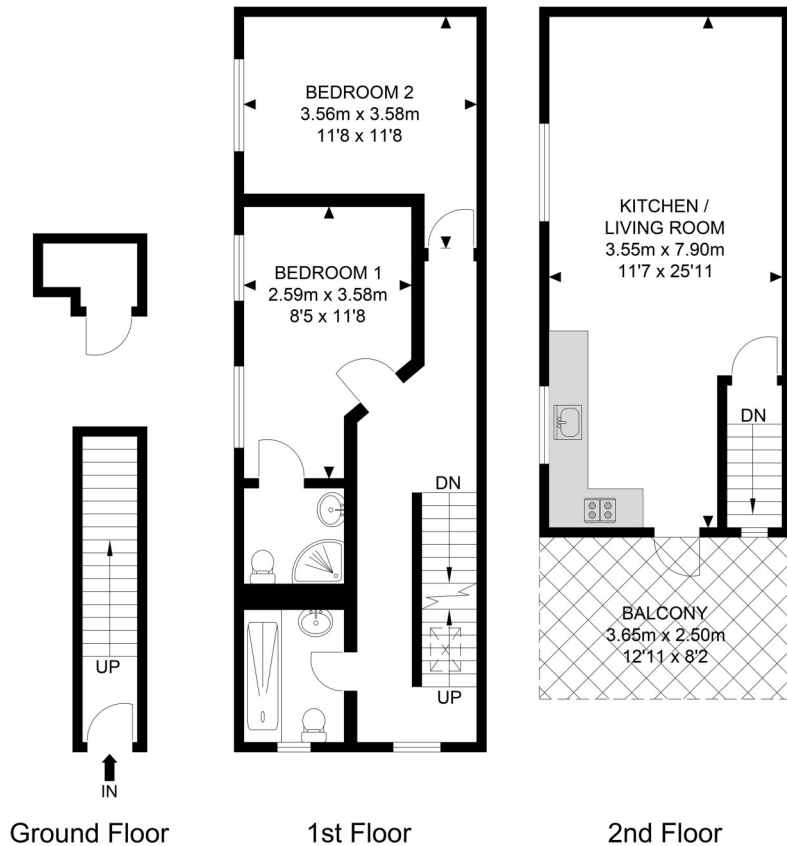
83.86m² (902.66ft²).

- New lease (999 years).
- Open plan living.
- Outside space. Private terrace.
- Modern fitted kitchen.
- Views of Islington Green.
- Close proximity to a wide variety of amenities and Angel tube station.
- Easy access to central London.
- Chain free.
- Well presented throughout.





Islington Green



APPROX. GROSS INTERNAL FLOOR AREA 797.71 SQ FT / 74.11 SQM

APPROX. GROSS INTERNAL FLOOR AREA INC. BALCONY AREA 902.66 SQ FT / 83.86 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement, this plan is for illustrative purposes only and should be used as such by any prospective purchaser, the service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto
Photography and Floor Plan

Terms

Offers in the region of **£895,000** are invited for the leasehold interest with vacant possession. The vendor is not obliged to accept the highest offer. All offers will be subject to contact.

EPC

The property has a rating of 76, band C.

Council Tax

The property falls within the London Borough of Islington and is in council tax band D. The council tax payable for the period 2024/2025 is £1,920.53.

Lease

New lease with 999 years to be completed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings By appointment only.

Sales Agents

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Contact

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