



ISLINGTON GREEN

London N1



## A LARGE TWO BEDROOM APARTMENT WITH ACCESS TO A TERRACE

This spacious two bedroom apartment is situated on the first floor of a modern development, in close proximity to Upper Street and Islington Green.



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Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Leasehold, approx 99 years remaining

Ground rent: £200 per annum

Service charge: £6,412 per annum

**Guide price: £1,000,000**

The flat has a large open plan kitchen and reception room that leads to the terrace, and then two large double bedrooms, with two bathrooms (of which one is an en suite for the main bedroom).

Dual-aspect windows flood the property with natural light, enhancing the airy, open feel throughout the flat. Both bedrooms benefit from built in cupboards, which allows a good amount of storage for buyers. The development also benefits from a porter who is situated in the building.

Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.



Approximate Gross Internal Area = 86.30 sq m / 929 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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