

SPACIOUS STUDIO APARTMENT

2ND FLOOR

RESIDENTS' GYMNASIUM

PRIME LOCATION

SUPERB LOCAL AMENITIES

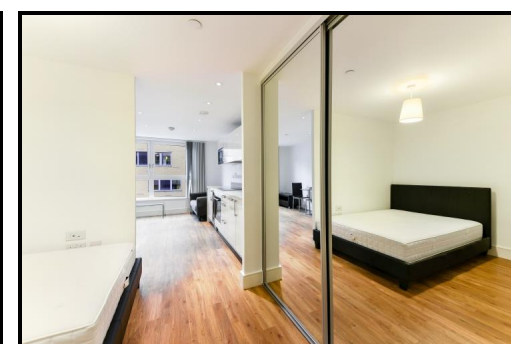
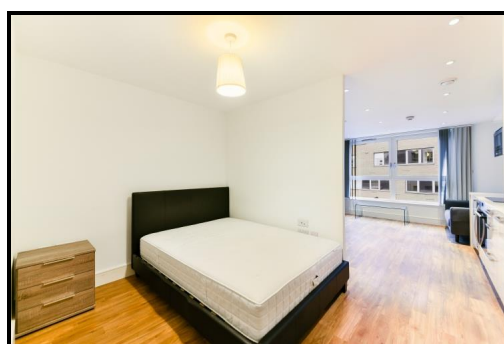
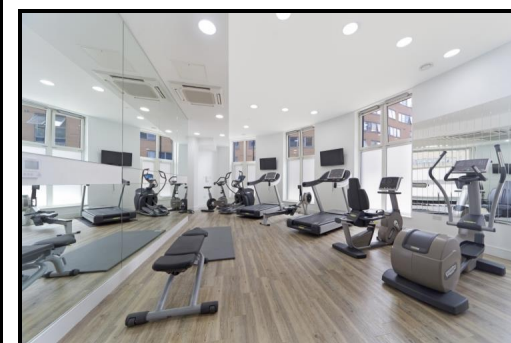
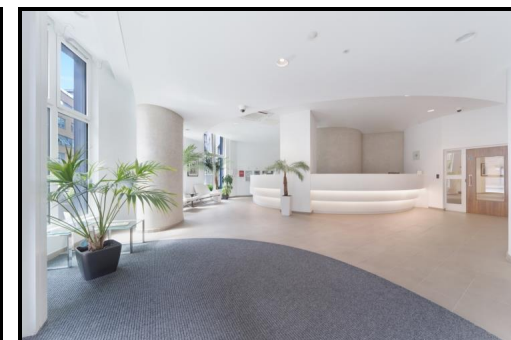
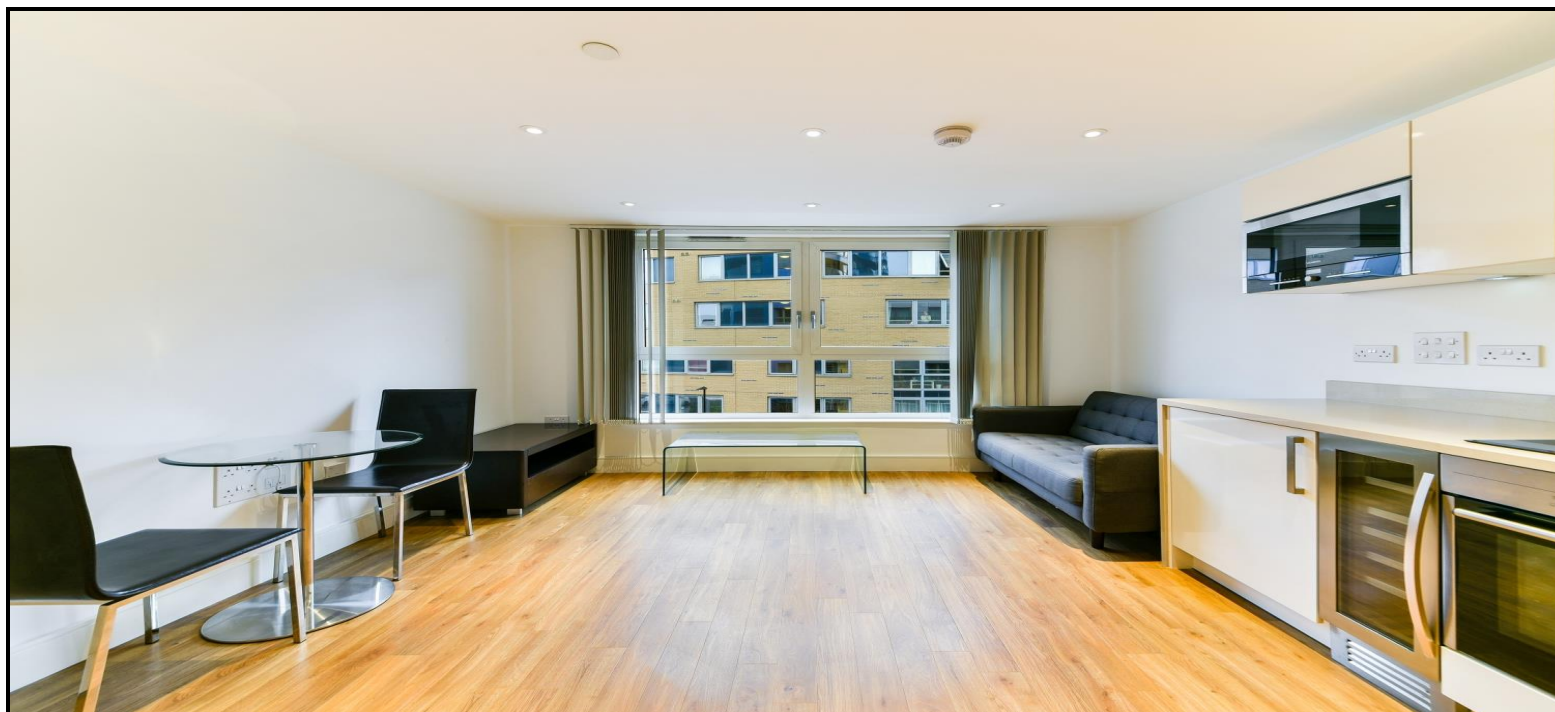
A spacious studio suite apartment set on the 2nd floor of Islington's iconic Queensland Terrace – a striking residential development of three distinctive towers adjacent to Arsenal's world famous Emirates Stadium. Comprising a fully fitted German designer kitchen with Siemens appliances, high specification bathroom suite, Amtico flooring and under floor heating throughout.

£320,000 (Leasehold)



**GILLESPIE COURT, QUEENSLAND TERRACE,
ISLINGTON, N7**

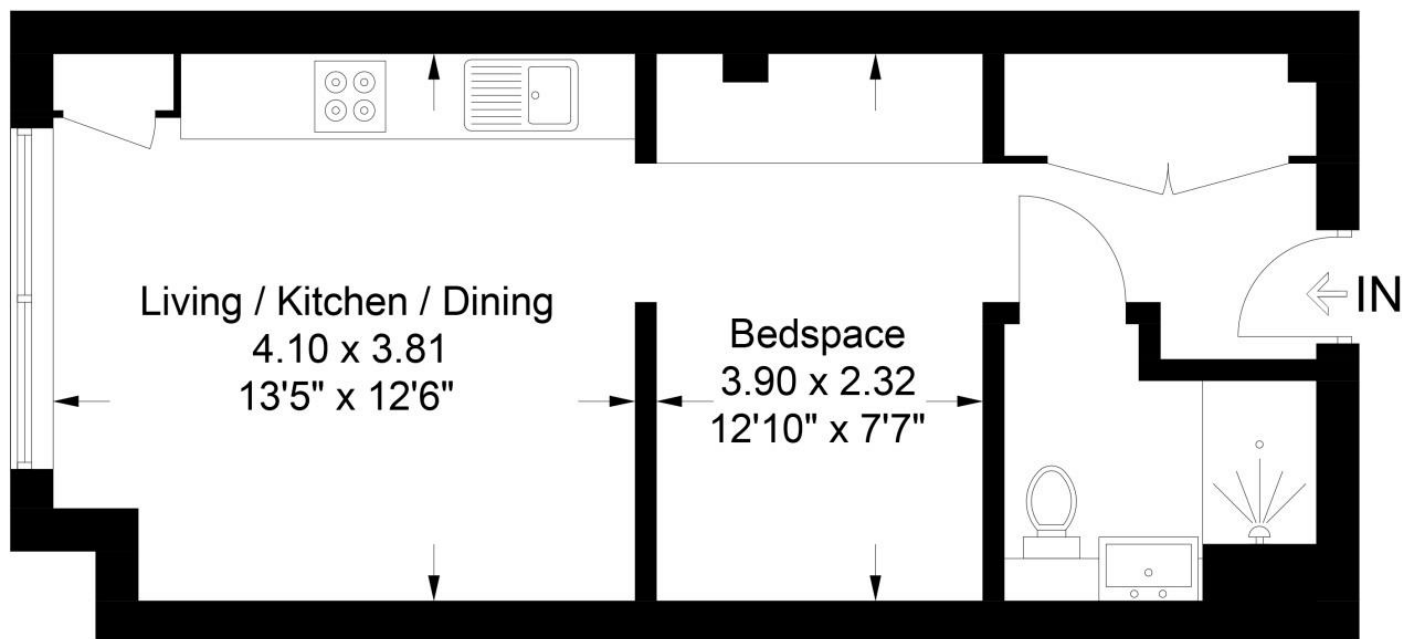
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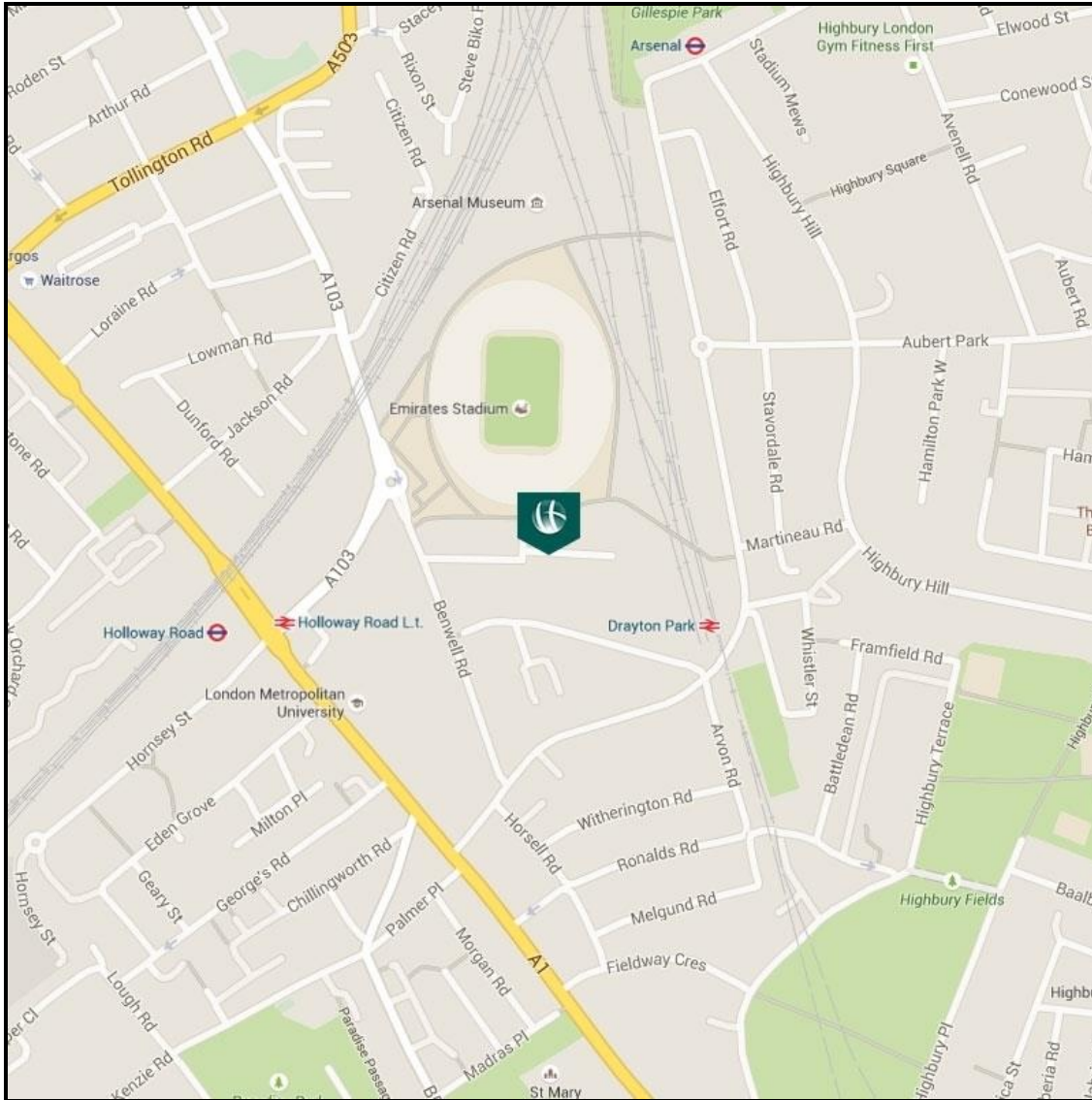
Gillespie Court, Queensland Terrace, N7
Approximate Gross Internal Area = 34.1 sq.m - 367 sq.ft



Chase Evans makes every attempt to ensure accuracy, however all measurements are approximate.
All aspects of this floor plan are for illustrative purposes only and not to scale. Errors and omissions excepted (E&OE).

GILLESPIE COURT, QUEENSLAND TERRACE, ISLINGTON, N7

£320,000 (Leasehold)



Energy Efficiency Rating		Environmental Impact Rating																												
	Current	Potential																												
<table border="1"> <tr> <td colspan="4">Very energy efficient - lower running costs</td> </tr> <tr> <td>92-100</td> <td colspan="2">A</td> <td rowspan="7"> <p style="text-align: center;">EPC Pending</p> </td> </tr> <tr> <td>81-91</td> <td colspan="2">B</td> </tr> <tr> <td>69-80</td> <td colspan="2">C</td> </tr> <tr> <td>55-68</td> <td colspan="2">D</td> </tr> <tr> <td>39-54</td> <td colspan="2">E</td> </tr> <tr> <td>21-38</td> <td colspan="2">F</td> </tr> <tr> <td>1-20</td> <td colspan="2">G</td> <td>Not energy efficient - higher running costs</td> </tr> </table>				Very energy efficient - lower running costs				92-100	A		<p style="text-align: center;">EPC Pending</p>	81-91	B		69-80	C		55-68	D		39-54	E		21-38	F		1-20	G		Not energy efficient - higher running costs
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<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>																												
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>																														
<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.</p>																														

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