



Peacock Place, London, N1

This immaculate and very well presented two bedroom is located on the first floor of the purpose built block moments from Highbury and Islington station.

The development is secluded yet highly convenient offering access to Upper Street, Highbury Fields and the tube and national rail station.

The apartment comprises two spacious bedrooms, with the main benefitting from an ensuite shower room, a further bathroom can be found via the inviting entrance hall.

A bright and airy reception room leads to a fully fitted luxury kitchen with a convenient dining area which leads directly to the terrace which overlooks the courtyard, completing this fantastic apartment.

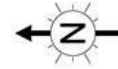
The property is being offered on a furnished basis and would suit a professional couple.

- Two double bedrooms
- Two bathrooms (main en suite)
- Fully fitted kitchen with dining area
- Terrace overlooking courtyard
- Furnished
- First floor (the block has a lift)
- Managed through Fine Living

£3,500 Per month

Peacock Place N1 1YG

Approx Gross Internal Area = 67.8 sq m / 729 sq ft

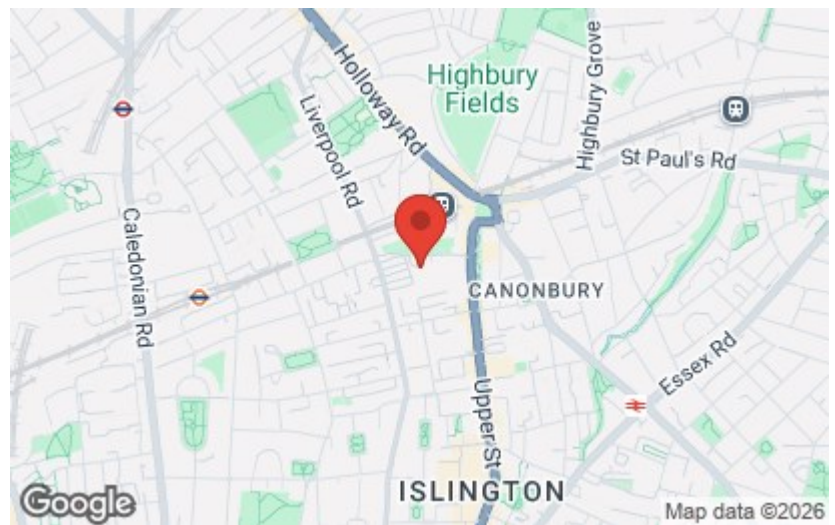


First Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	84

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

EU Directive 2002/91/EC