



# Chalbury Walk

Islington, N1

Offers in excess of £350,000

A spacious and exceptionally conveniently located 1 double bedroom flat set on the raised ground floor of this local authority development, with the benefit of a private balcony.

**CHESTERTONS**



# Chalbury Walk

Islington, N1

- Spacious 1 double bedroom flat
- Well-proportioned reception room
- Separate kitchen
- Private balcony
- Supremely convenient location



A spacious and exceptionally conveniently located 1 double bedroom flat set on the raised ground floor of this local authority development, with the benefit of a private balcony. Accommodation comprises well-proportioned reception room with access out to a private balcony, separate kitchen, bathroom and good size double bedroom with built-in wardrobes. Chalbury Walk is nestled neatly between Penton Street & Rodney Street, to the West of Angel and affording superb access to both Angel and the international transport hub that is Kings Cross/ St Pancras International. Further transport can be found at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London; the London Overground with Caledonian Road and Barnsbury Station; and Caledonian Road Station (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only a short walk away. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. The new Kings Cross regeneration/ development which includes Granary Square & Coal Drops Yard, new restaurants and shops, and a new Waitrose, are within close proximity.

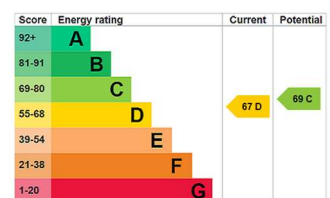
**Tenure:** Leasehold 84 years 3 months

**Service Charge:** £1000

**Ground Rent:** £10

**Local Authority:** Islington

**Council Tax Band:** C



### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

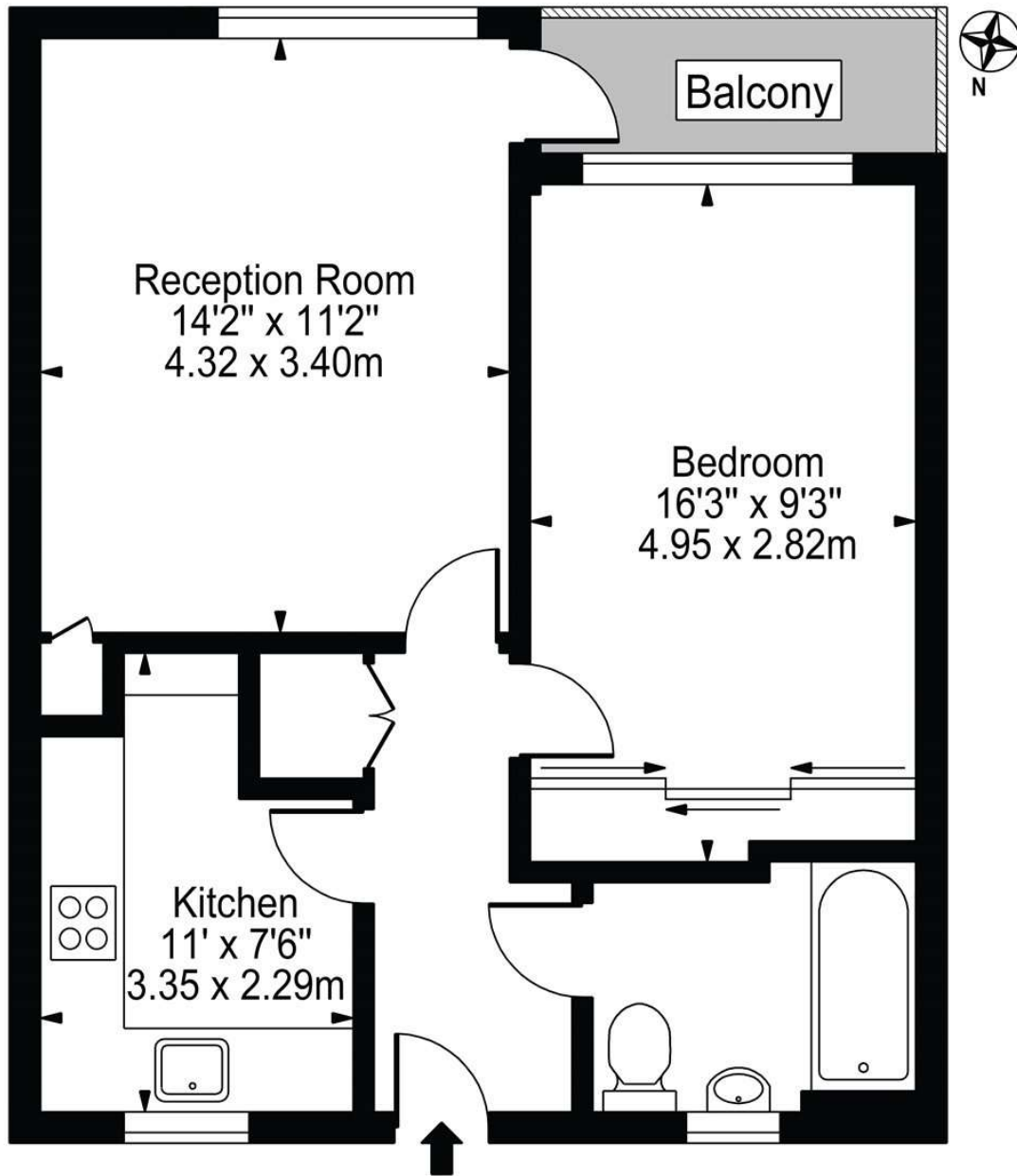
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# Chalbury Walk, N1

Approx. Gross Internal Area 510 Sq Ft - 47.38 Sq M



## Raised Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.