



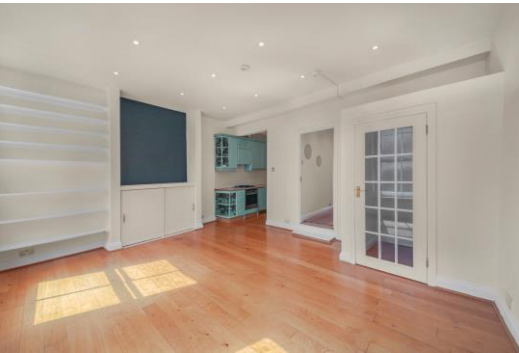
Newington Green Road

Islington, N1

OIEO. £530,000

A bright and spacious one double bedroom apartment located on the first floor of a Victorian conversion located in the heart of Newington Green, benefitting from a private roof terrace.

CHESTERTONS



Newington Green Road

Islington, N1

- One double bedroom apartment
- Located on the first floor
- Private roof terrace
- Set on Newington Green



A bright and spacious one double bedroom apartment located on the first floor of a Victorian conversion located in the heart of Newington Green, benefitting from a private roof terrace. The property is well-proportioned comprising; large semi-open plan kitchen/living room flooded with light from the three sash-windows; bathroom with bathtub; generously sized bedroom leading on to the substantial roof terrace. The property is exceptionally well placed for so much of what the area has to offer, with the buzz of Upper Street with its vibrant bars, cafés and restaurants offering international cuisine only a short walk away, a plethora of cafes, restaurants and trendy bars found at Dalston and Kingsland Road to the East, Stoke Newington to the North and of course Newington Green. Transport can be found at Highbury & Islington (Victoria Line & Overground), Dalston Junction (London Overground) & Canonbury Station (London Overground)

Tenure: Leasehold 96 years 6 months

Service Charge: £786

Ground Rent: £75

Local Authority: Islington

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

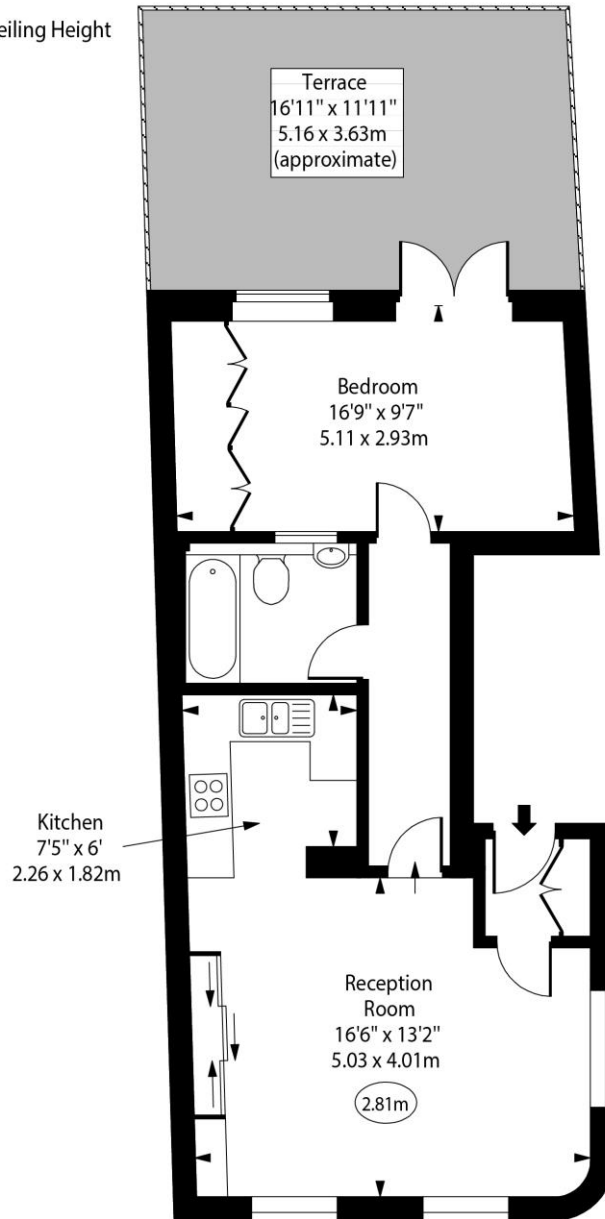
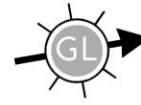
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Newington Green Road,
Stoke Newington, N1

○ - Ceiling Height



First Floor

Approx Gross Internal Area 550 Sq Ft - 51.10 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 028473D

