



Ecclesbourne Road

Islington, N1

Asking Price £575,000

A stunning one double bedroom apartment set on the ground floor of an elegant former Victorian school building. The apartment benefits from impressive vaulted ceilings and incredible large windows.

CHESTERTONS



Ecclesbourne Road

Islington, N1

- Outstanding 647sq ft apartment
- Set in this charming gated Victorian school conversion
- East Canonbury conservation area
- Excellent access to the transport connections at Essex Road station, with trains to the City and, of course, Angel Underground



A stunning (647sq ft) one double bedroom apartment set on the ground floor of an elegant former Victorian school building. The apartment benefits from impressive vaulted ceilings and incredible large windows. Accommodation comprises; a stunning reception room with a beautiful vaulted ceiling extending to over 4.2m in height giving a sense of openness to a very grand, impressive room. The reception is open to the modern, fully fitted kitchen creating an amazing social space for guests. There is a modern bathroom and further storage in the hallway. The property affords excellent access to the transport connections at Essex Road station, with trains to the City and West End, of course, Angel Underground (Northern Line) providing easy access to the City and West End, with the transport hub that is Kings Cross/St Pancras International just 1 stop away. Additional transport can be found at Highbury & Islington station (London Overground & Victoria Line). Good access to local convenience shops on Essex Road while central Islington, Upper Street and Islington Green, with the plethora of bars, restaurants, cafes and shops are accessible walking distance. The cafes of Newington Green and De Beauvoir are easily accessible, along with the De Beauvoir Deli, which is locally renowned.

Tenure: Leasehold 107 years 9 months
Service Charge: £1960
Ground Rent: £300
Local Authority: Islington Council
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

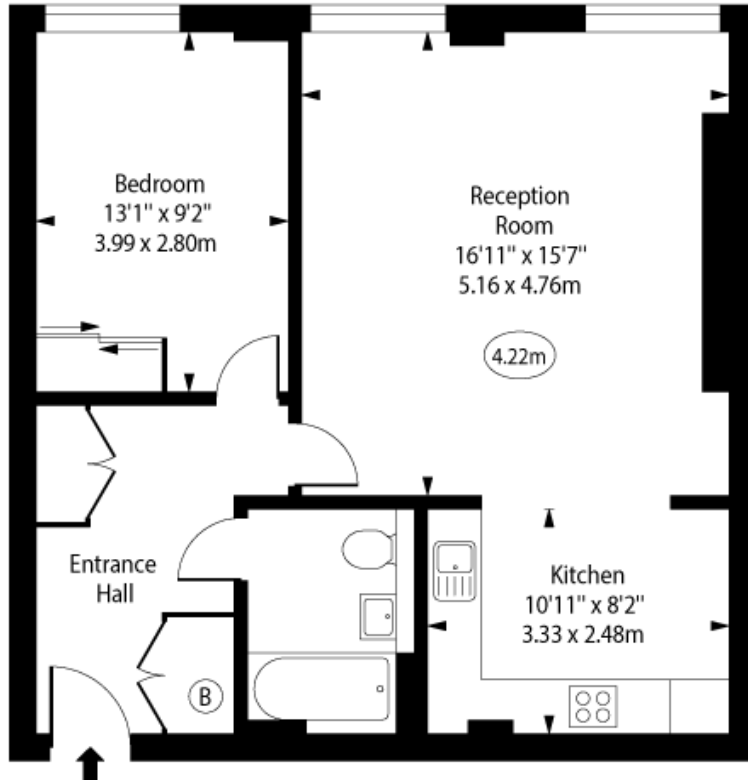
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Ecclesbourne Apartments,
Ecclesbourne Road,
Islington, N1



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 647 Sq Ft - 60.11 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. Not To Scale.

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