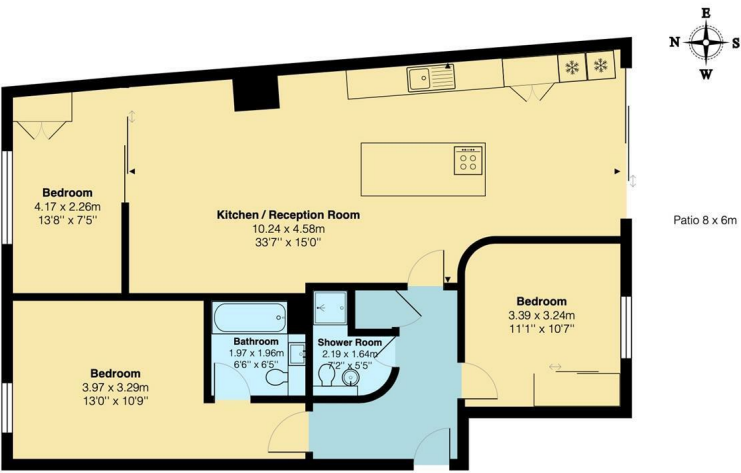
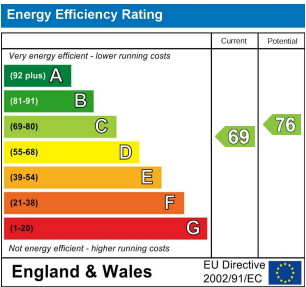
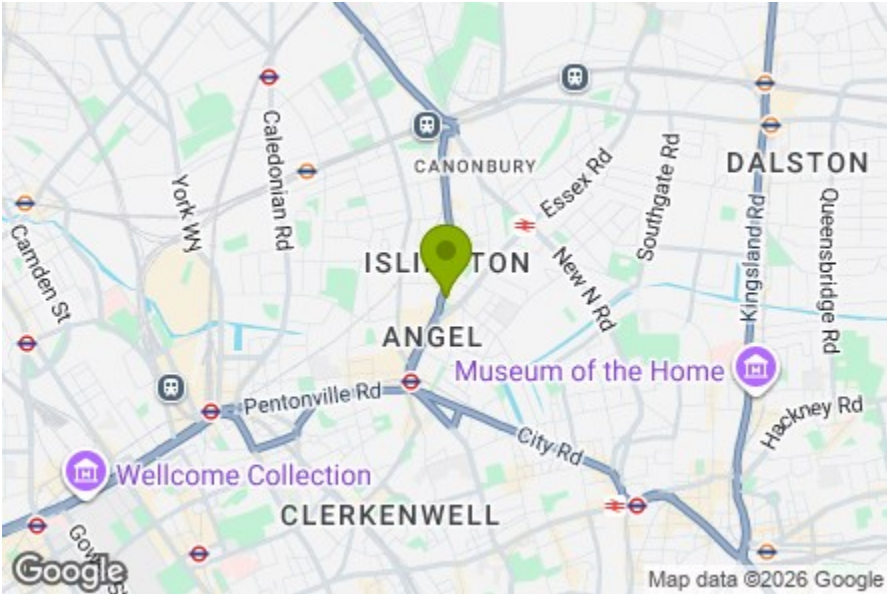




First Floor

Total Area: 97.9 m<sup>2</sup> ... 1054 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

- Kitchen / Reception Room  
33'7" x 15'0"
- Bedroom  
13'8" x 7'4"
- Shower Room  
7'2" x 5'4"
- Bedroom  
11'1" x 10'7"
- Bedroom  
13'0" x 10'9"
- Patio  
26'2" x 19'8"



ISLINGTON GREEN, ISLINGTON  
£1,100,000 Leasehold  
3 Bed Apartment



Features:

- Three Double Bedrooms
- Over 1000 Square Foot!
- First Floor Apartment
- Internal Terrace
- Secure Entrance & Concierge
- Sleek & Modern Throughout
- Two Bathrooms
- Full Fitted Kitchen

A truly thrilling find, this three bedroom first floor apartment is enviably located in Islington's Rose Court, just off Upper Street and overlooking Islington Green. Immaculately finished throughout, you have a huge kitchen/reception and private terrace.

Islington's premier bustling thoroughfare, Upper Street is home to a huge array of shops, independent bars, restaurants and gastropubs. The best of N1 right on your doorstep

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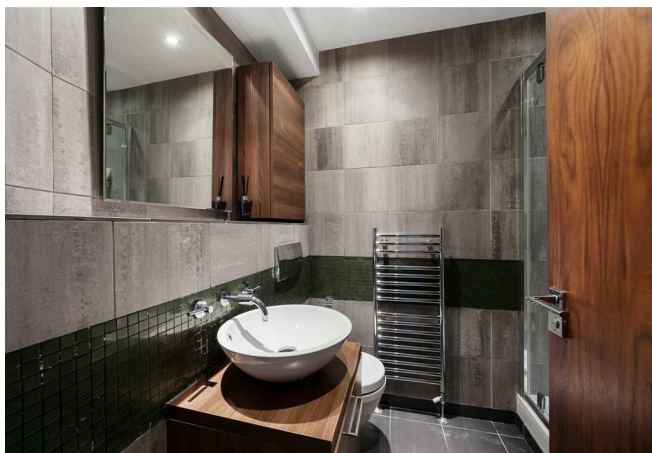
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### IF YOU LIVED HERE...

You'll have over 1000 square feet of space to stretch out in. Step inside and your principal bedroom suite is on the left, 130 square feet with large format cream tiling underfoot and a striking, smoky grey statement wall, recessed spotlights overhead and floor to ceiling integrated wardrobes. A sumptuous, softly lit, boutique en suite bathroom sits off to one side.

Heading now to the heart of your new home, your 450 square foot, open plan kitchen and reception, more cream oversized tiling underfoot, with pristine white walls, discreet grey accents and smoky chimney breast with blank hearth. A large chef's island dominates the kitchen area in the best possible way, sat below designer pendulum lighting and backed with a comprehensive suite of white cabinets and integrated appliances.

Natural light floods in from sliding patio doors opening up to a truly unique selling point among central London apartments, a timber decked terrace. This kind of substantial outside space is a genuine rarity. Back inside and your artfully segmented bedroom three is at the rear of your enormous reception room while bedroom two sits just off the hallway, both plush doubles. Finally

your family bathroom is another five star affair, tiled from head to foot.

Outside and you're immediately among the greenery and mature trees of Islington Green, N1's natural landmark where Essex Road meets Upper Street. The ideal spot for a morning run. Or a morning coffee, if that's more your speed. Just a third of a mile down Upper Street and you're at Angel tube for the Northern line and direct two minute runs to King's Cross. That's the heart of London just ten minutes away, door to door.

WHAT ELSE?

- Islington's N1 Centre is just five minutes' walk away, packed with shops and restaurants, it's also home to the local Vue cinema and the O2 Islington.
- Your new local could be any one of a number of splendid spots, but check out The Old Queens Head a glorious vintage establishment with gourmet menus, just three minutes away.
- Current or prospective parents will be delighted to discover no fewer than thirteen 'Outstanding' rated schools, all less than a mile away on foot.



### A WORD FROM THE EXPERT...

"A diverse North London borough on the edge of the City, Islington takes in everything from new build developments to statuesque period townhouses, bustling high streets to tranquil greens. Sat just next door to King's Cross, the area nonetheless has a rich cultural heritage all of its own.

Legendary music venues in particular abound, from the sublime to the grime. The Union Chapel, The Hope & Anchor and The Highbury Garage have all written important chapters in the London music scene.

These days, there is also a huge number of high-end boutiques to choose from, especially along and around Upper Street, where you can also find cinemas, restaurants, gastropubs, and the N1 shopping centre, home to the Vue multiplex and the O2 Academy Islington.

For transport links, Highbury & Islington overground and underground station and Angel tube are the best of the borough's many choices. The latter is also home to the UK's longest escalator. Additionally, Islington is home to the longest tunnel in London, with the Regent's Canal running for 960 yards under the streets."

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