



Gabriel House

Islington Green, N1

Asking Price £475,000

A spacious 1 double bedroom apartment set on the second floor of this small and highly desirable modern development directly overlooking the gardens of Islington Green.



Gabriel House

Islington Green, N1

- Spacious 1 double bedroom apartment
- Set on the second floor
- Well proportioned reception room and separate kitchen
- Good size bedroom with built-in wardrobes
- Superb central Islington position



A spacious 1 double bedroom apartment set on the second floor of this small and highly desirable modern development directly overlooking the gardens of Islington Green. Completed in 2005, the development was finished to a very good standard and occupies a supreme central position. Accommodation comprises 1 good size double bedroom, bathroom, ample storage, reception room to the front with views directly across Islington Green and a separate kitchen to the rear. Situated within the Angel conservation area affording superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, with the transport hub that is Kings Cross/ St Pancras International (Eurostar Terminus) just 1 stop on the Underground, providing superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal.

Tenure: Leasehold 107 years 7 months

Service Charge: £2200 p.a.

Ground Rent: £500 p.a.

Local Authority: Islington

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	74	77
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

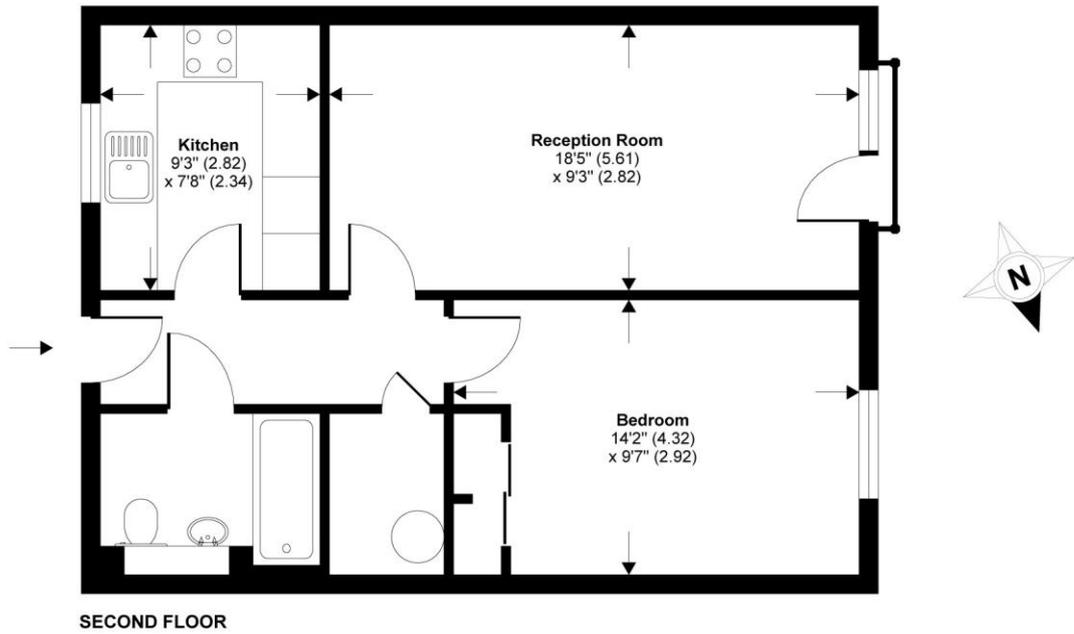
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Gabriel House, Islington Green, London, N1



SECOND FLOOR

TOTAL GROSS INTERNAL FLOOR AREA 512 SQ FT 47.5 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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