



**BEAUCHAMP
ESTATES**

ESTHER ANNE PLACE
ISLINGTON





One bedroom apartment within the Islington Square development.



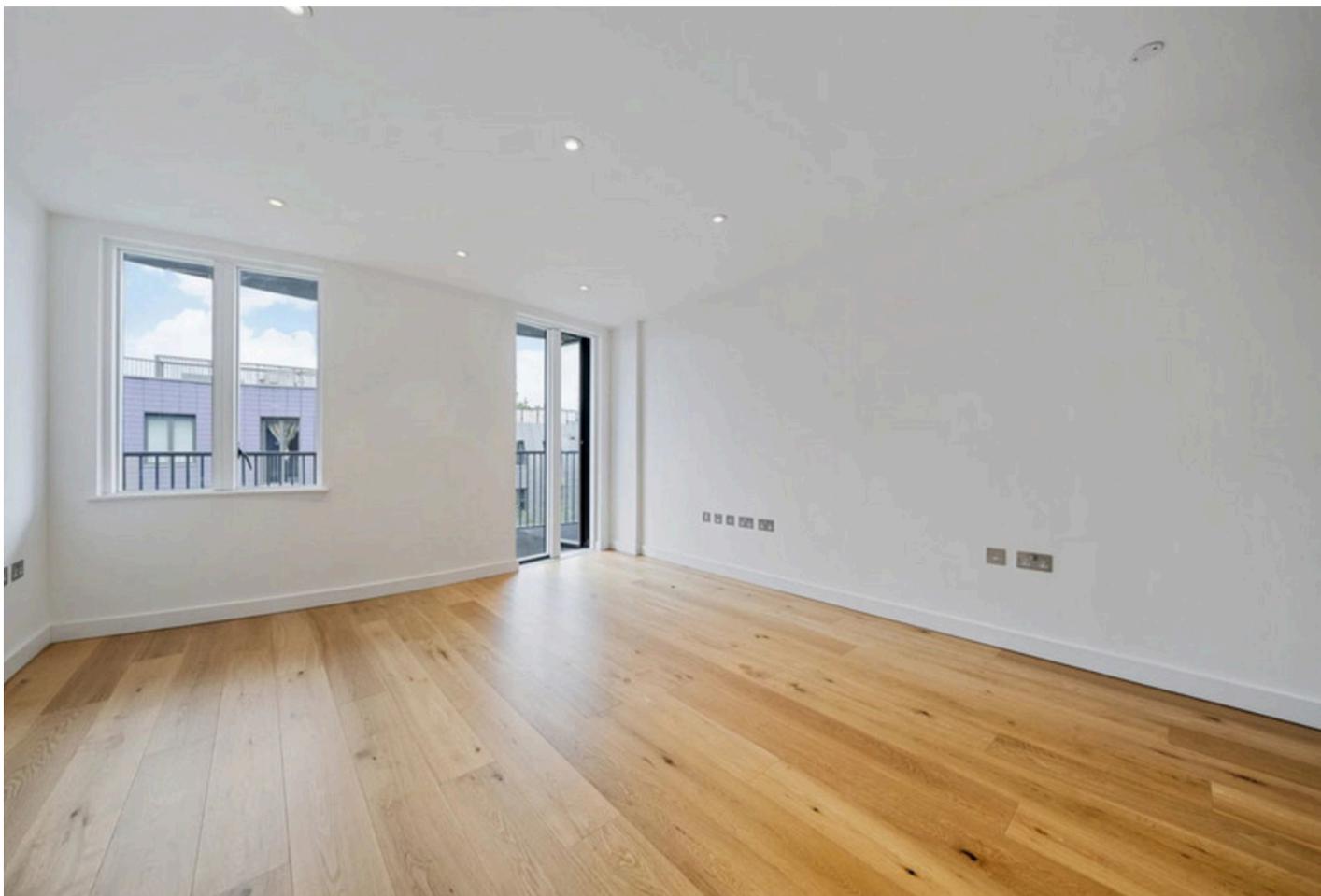
Exterior

The property includes a private balcony, spacious open-plan living and dining area, fully integrated kitchen, principal bedroom and bathroom. It forms part of a modern development in the heart of Islington, providing residents with on-site facilities and access to Upper Street's shops, cafés and restaurants.

Highlights

- Private Balcony
- Rooftop Garden
- Communal Landscaped Gardens
- Premium Family Health Club





Interior

The entrance leads into a combined kitchen, dining and reception space with access to the private balcony. The principal bedroom is supported by a bathroom and a separate utility room. Residents also benefit from landscaped gardens and exclusive on-site facilities including a health club, swimming pool, cinema and children's club, alongside the convenience of a 24-hour concierge.

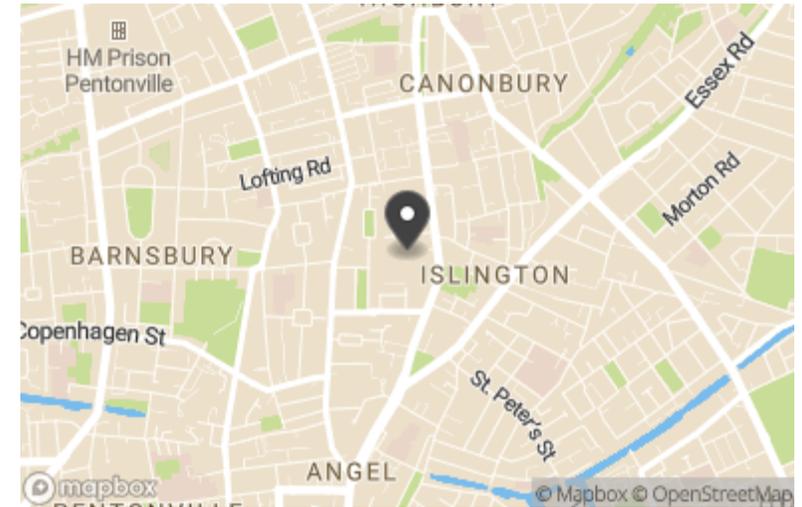


Features

- 24/7 Concierge
- Balcony
- Swimming Pool
- Unfurnished

Location

The development is positioned within Esther Anne Place, at the centre of Islington. It is moments from Upper Street with its wide choice of restaurants, cafés, shops and galleries. Transport connections are within walking distance at Angel Underground Station and Highbury & Islington Stations.



Terms

Price: £775,000

Tenure: Leasehold, 998 years remaining

Ground Rent:

Service Charge: \$6,600.00

Local Authority: Islington

Council Tax: E

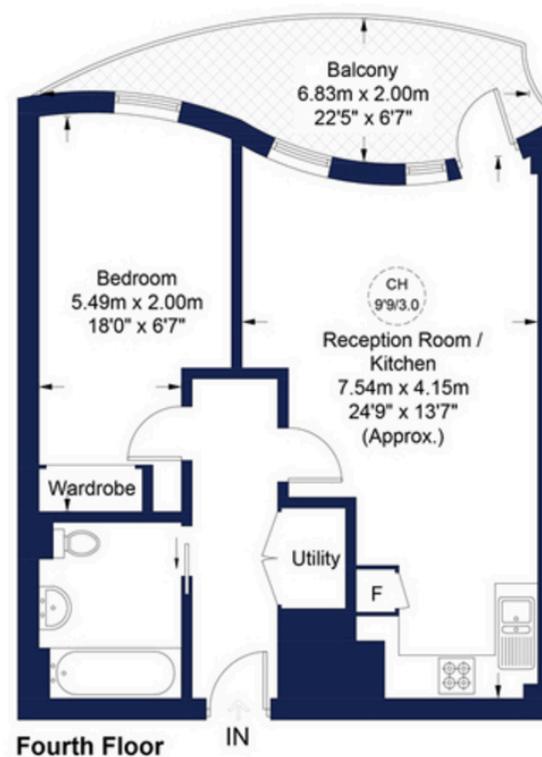
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A B C D E F G	A B C D E F G
64 64	42 42

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Esther Anne Place, N1

Approximate Gross Internal Area = 53.4 sq m / 575 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID775882)





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