

Ground Floor

Total Area: 43.3 m² ... 466 ft² (excluding garden)

All measurements are approximate and for display purposes only

THE STOW BROTHERS

Reception Room
10'11" x 14'11"

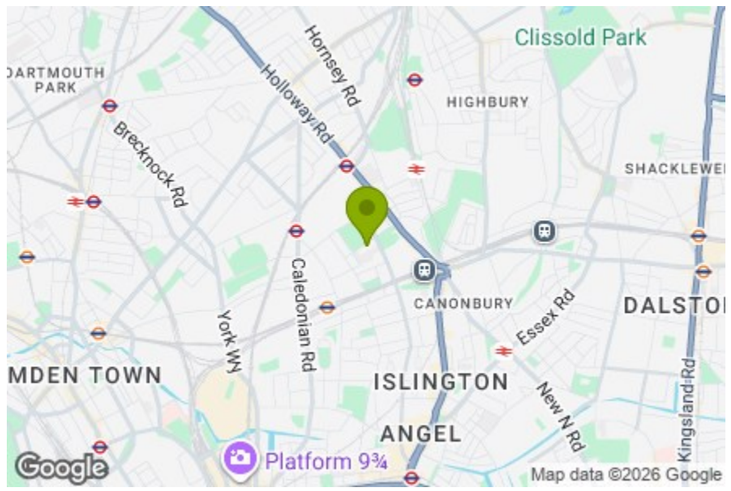
Bedroom
9'2" x 12'2"

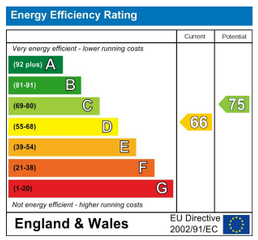
Storage

Kitchen
7'0" x 11'6"

Bathroom
8'2" x 5'9"

Garden
6'0" x 18'0"





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E17 & E10
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CROSSLEY STREET, HIGHBURY AND

Offers In The Region Of £500,000 Leasehold

1 Bed Flat

Features:

- Ground Floor
- One Double Bedroom
- Private Garden
- Beautiful Original Period Features
- Close Proximity to Highbury and Islington and Caledonian Road Stations
- Short Walk to Highbury Fields and Paradise Park
- Zero Service Charge & Ground Rent
- VIEWING DAY SATURDAY 7TH NOVEMBER

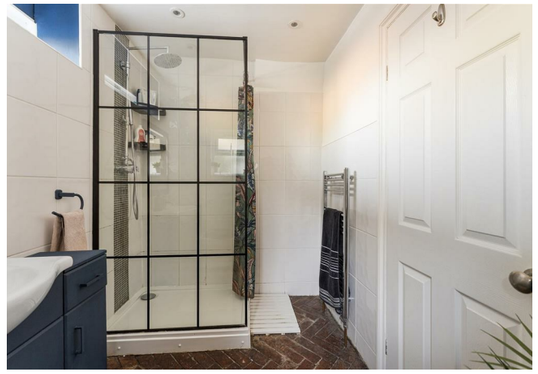
This one bedroom ground floor flat combines original period features with a private garden, all tucked away on a residential street in Islington. With its bay-fronted reception, thoughtfully styled interiors and excellent access to Highbury, Barnsbury and Upper Street, it's a lovely spot to call home, with independent cafés, neighbourhood pubs and green spaces all close by.

REQUEST A VIEWING
0203 143 1433

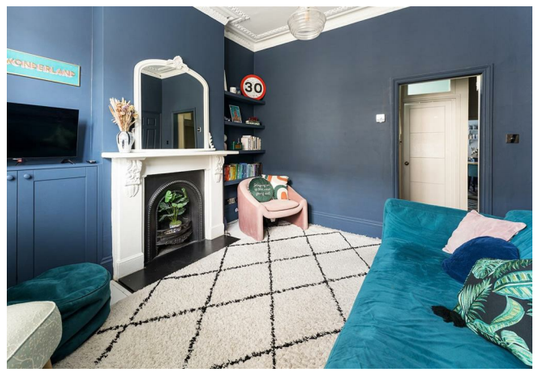














IF YOU LIVED HERE...

Step inside and you'll find a home full of character, with original details sitting comfortably alongside contemporary touches. The reception room is particularly inviting, with a large bay window bringing in natural light, deep blue walls and a striking original fireplace with decorative detailing. Ornate cornicing, a ceiling rose and a rich teal sofa add to the room's personality, while the proportions allow for a comfortable seating area.

Moving through the hallway, you'll find a spacious double bedroom decorated in soft green tones, with a picture rail and a lovely sense of calm. Further along, the kitchen makes clever use of its space, with navy cabinetry, warm wooden worktops, open shelving and white tiled splashbacks. There's also room for a dining table, making this a practical space for everyday meals or catching up over coffee. A useful storage cupboard sits just off the kitchen, while the bathroom beyond has been finished with white tiling, dark blue cabinetry and a walk-in shower with black-framed glass.

Outside, the private garden offers a welcome bit of outdoor space, with whitewashed brick walls, planted borders and room for a small table and chairs. It's a lovely spot for a morning coffee or an evening drink, particularly during the warmer months.

WHAT ELSE?

- Highbury & Islington station is within easy walking distance, offering Victoria line, Overground and National Rail connections. Drayton Park and Caledonian Road & Barnsbury stations provide further options for getting around London.
- There's plenty to explore locally, from coffee at EZ & Moss on Holloway Road to pizza at Zia Lucia - Islington. For a traditional neighbourhood pub, The Drapers Arms in Barnsbury is a local favourite.
- Highbury Fields is close by for weekend walks, picnics and outdoor exercise, while nearby Upper Street offers an excellent mix of independent shops, restaurants and bars. The green spaces of Arundel Square and Freightliners Farm are also within easy reach.



A WORD FROM THE OWNER...

"We've absolutely loved our time at Crossley Street and this beautiful ground-floor flat. It's full of charm and period features, with private outdoor space perfect for long summer evenings and dining al fresco.
Upper Street is a short walk away, with independent delis, restaurants, cocktail bars and pubs, with excellent tube, Overground and bus connections into central London. We've also loved the local coffee scene, with Vagabond, Boulangerie Pierre Alix, 221 Coffee and The Barn.
Despite being so well connected, the area feels wonderfully green and leafy. Highbury Fields is perfect for walks, while Paradise Park is a stone's throw away for summer barbecues and Freightliners City Farm. The conservation area gives the neighbourhood even more character.
For us, the flat has been the perfect city pad. We've loved pints at The Duchess, pub quizzes at The Horatia and pizza at The Regent, and favourites like The Albion, The Drapers Arms and The Pig and Butcher. We also love the weekend farmers' market at Highbury Fields.
The flat is also genuinely turnkey. We've extended the lease to 177 years, with no ground rent or service charge, making it a more affordable way to enjoy this sought-after area. All kitchen appliances are under five years old, and we've prioritised repointing, repainting and maintenance, so you can move straight in.
We're very sad to say goodbye, but it's been a fantastic place to live and we'll really miss the flat and neighbourhood, and our local community."

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