



Clephane Road

Islington, N1

Offers in excess of £550,000

A bright and spacious 2 double bedroom, 2 bathroom corner apartment located on the second floor of a low rise modern development, conveniently located for access to Essex Road and Canonbury stations.

CHESTERTONS



Clephane Road

Islington, N1

- 2 double bedrooms
- 2 bathroom
- Corner unit located on the second floor
- Large dual aspect open-plan living space
- Centrally located



A bright and spacious 2 double bedroom, 2 bathroom corner apartment located on the second floor of a low rise modern development, conveniently located for access to Essex Road and Canonbury stations. Accommodation is well-proportioned comprising; 2 double bedrooms with the master bedroom benefitting from an en-suite shower room; the open-plan kitchen/dining/living space is flood with light owing to the floor to ceiling windows; the family bathroom benefits from a bath and overhead shower. Located moments from a wealth of shops and amenities on Essex Road and Upper Street. Transport can be found at Canonbury station (London Overground), Highbury & Islington station (National Rail & Victoria Line), Essex Road station, with trains to the City and of course Angel Underground (Northern Line) as well as a range of buses on Essex Road giving easy access to the City and West End. The greenery of both New River Walk & St Paul's Shrubbery are close by.

Tenure: Leasehold 98 years 8 months
Service Charge: £2000
Ground Rent: £585
Local Authority: Islington
Council Tax Band: D

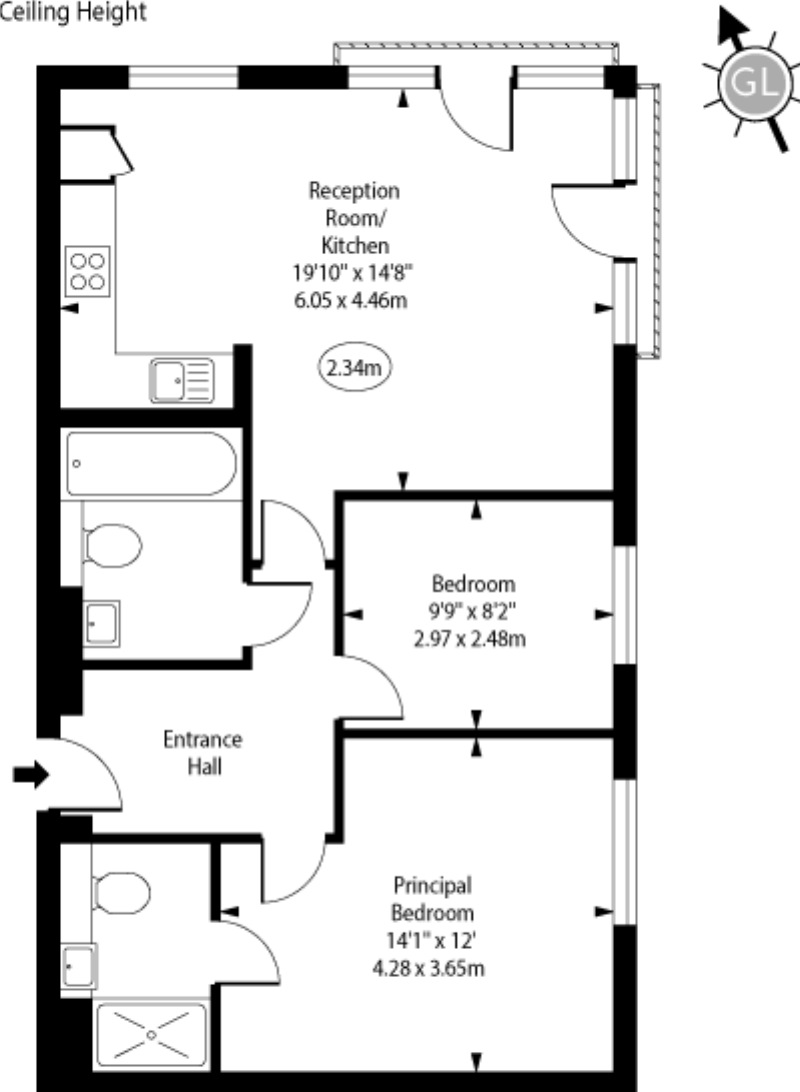
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Islington, N1

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 700 Sq Ft - 65.03 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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