



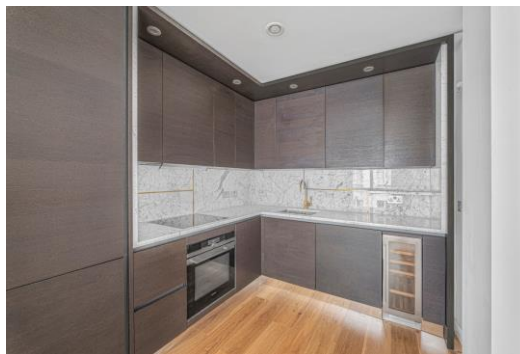
Esther Anne Place

Islington, N1

Asking Price £700,000

A bright and spacious one double bedroom apartment set within the old Edwardian Royal Mail sorting office within the Islington Square development benefitting from an exacting finish and only moments from the buzz of Upper Street.

CHESTERTONS



Esther Anne Place

Islington, N1

- Located within the Islington Square development
- One double bedroom
- Superb finish
- Underfloor heating
- Dimmable mood lighting



A bright and spacious one double bedroom apartment set within the old Edwardian Royal Mail sorting office within the Islington Square development benefitting from an exacting finish and only moments from the buzz of Upper Street. The property is well-proportioned and comprises; entrance hall; generous open-plan kitchen/living area; stunning master bathroom benefitting from white metro tiles and marble tops, sleep matte black bathroom fittings, heated towel rail and luxury bath and overhead rain shower; the double bedroom is spacious and well laid out complete with built-in wardrobes; The property benefits from air-conditioning a useful perk added by the current owners. The development additionally offers 24 hour concierge and 2 communal gardens. Islington Square is located off Studd Street just behind Upper Street, just moments away from all the amenities Islington has to offer including gourmet restaurants, cafes, lifestyles shops and even the Almeida theatre. Islington Square itself offers many amenities including the luxury Third Space gym, Odeon lux cinema, and many cafes and restaurants. Highbury & Islington station (Victoria, Overground & Mainline) and Angel Station (Northern line) are a walk away along with the numerous bus links on offer on Upper Street. This property is being offered on a chain free basis.

Tenure: Leasehold 991 years 10 months

Service Charge: £6942.36

Ground Rent: £810

Local Authority: Islington Council

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

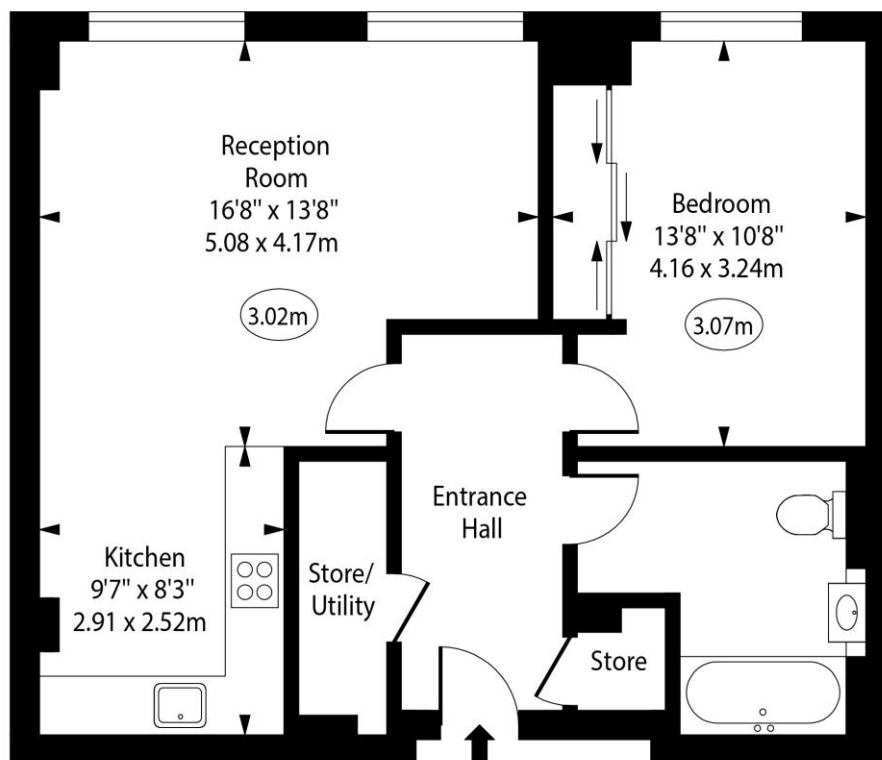
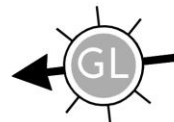
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Esther Anne Place, Islington, N1

○ - Ceiling Height



Third Floor

Approx Gross Internal Area 635 Sq Ft - 58.99 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.

www.goldlens.co.uk

Ref. No. 029823J

