

Islington Park Street

Barnsbury, N1

Asking Price £775,000

A bright and spacious two-bedroom lateral conversion on the ground floor of a handsome period building, set back from the street in the heart of Barnsbury, just moments from Upper Street and Highbury & Islington Station.

CHESTERTONS









Islington Park Street

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- Bright & spacious ground floor apartment
- Impressive 30ft long reception/dining space
- Landscaped rear communal garden
- Upper Street Conservation area
- Super convenient access to Upper Street
- Highbury & Islington is the closest station just moments away



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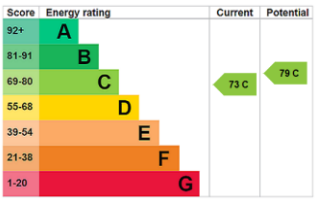
Extending to approximately 790 sqft, the flat is full of natural light and benefits from a broad, well-balanced layout. A welcoming entrance hall leads to two genuine double bedrooms, both with built-in wardrobes, together with a bathroom and separate shower room.
At the heart of the flat is an impressive dual-aspect reception and dining space extending more than 30ft from front to back. The adjoining kitchen opens from the dining area and provides direct access to the landscaped communal rear garden. The property lies within the Upper Street Conservation Area.

Islington Park Street is ideally placed between Upper Street and Liverpool Road, with an excellent choice of shops, restaurants, cafés and pubs close at hand. Highbury Fields is within easy reach.
Transport links are excellent, with Highbury & Islington offering Victoria line and London Overground services, Angel on the Northern line, and Essex Road providing direct services to Moorgate for the City, all within easy walking distance.

Tenure: Share of Freehold 956 years 9 months
Service Charge: £1036.08 Includes building insurance. Liable for 17.75% of repairs not covered by the sinking fund.

Ground Rent: £0
Local Authority: (1068) Islington Council
Council Tax Band: E



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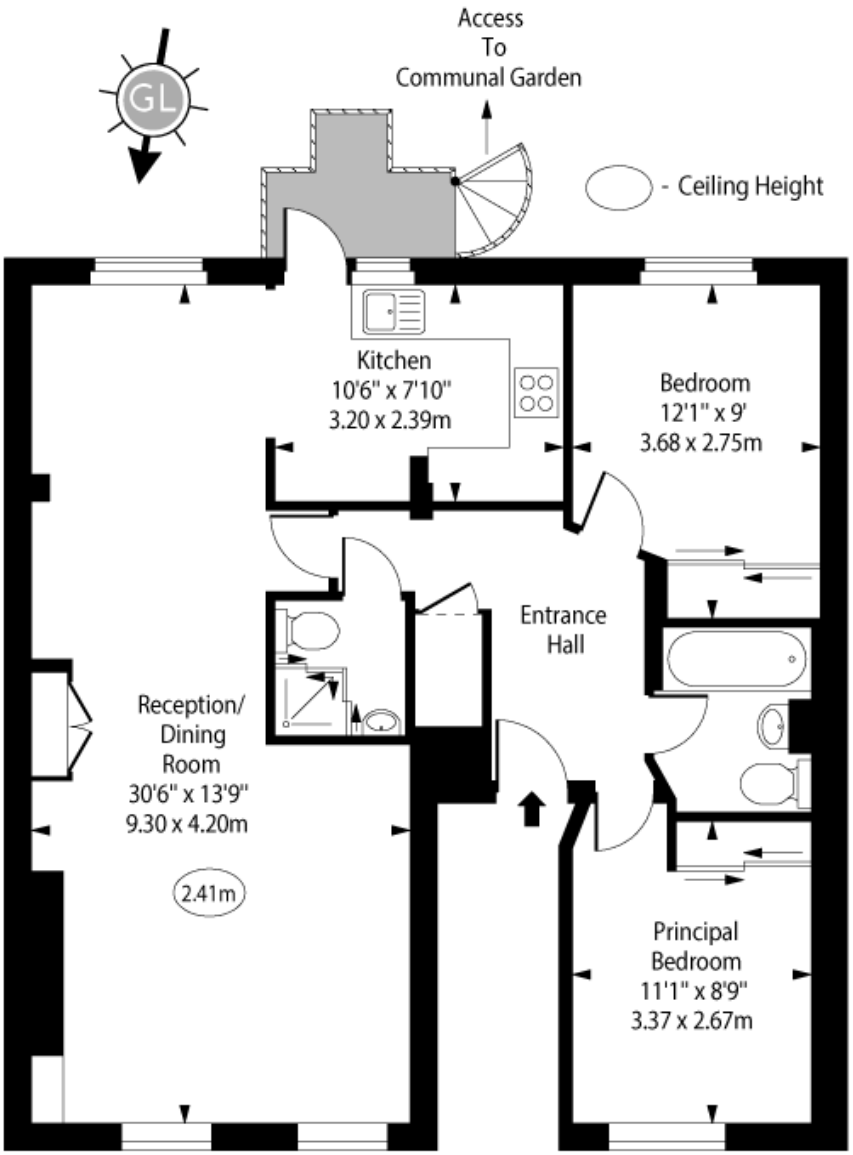

Raised Ground Floor

Approx Gross Internal Area 790 Sq Ft - 73.39 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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