



# Bath Street

Islington, EC1V

Guide Price £1,700,000

This stunning penthouse apartment offers a rare blend of modern design, generous proportions, and exceptional outdoor space, all set within a converted building just moments from Old Street. Accessed via a lift that opens directly into the apartment, or via stairs from the third-floor main entrance, the property occupies the entire fourth floor, providing both privacy and a sense of exclusivity.

**CHESTERTONS**



# Bath Street

## Islington, EC1V

- Penthouse Apartment
- Two Bedrooms
- Two Bathrooms
- Roof Terrace
- Lift Access Into The Apartment
- Moorfields Conservation Area



Inside, the apartment boasts two spacious double bedrooms, each fitted with built-in wardrobes, alongside two beautifully designed bespoke bathrooms, including a stylish en-suite to the principal bedroom. At the heart of the home is a bright and airy 16' x 16' open-plan kitchen and dining area, enhanced by a skylight that floods the space with natural light. This flows seamlessly into a generous 23' x 14' reception room, which opens onto a balcony via sliding doors. A standout feature of this home is the impressive 40' x 23' roof terrace. Accessed via a hydraulic roof entry system, this unique outdoor space is part decked and part laid with artificial grass, creating a versatile sun-trap with far-reaching views across the London skyline. The location offers the best of vibrant city living. Old Street is known for its dynamic tech and creative scene, and is surrounded by an array of trendy cafés, bars, and restaurants. Nearby Angel provides a slightly more relaxed atmosphere, with its charming streets, boutique shops, and the popular Upper Street offering an excellent selection of dining and entertainment options. Transport links are superb, with Old Street Underground Station (Northern Line) providing quick access to the City, King's Cross, and beyond. Angel Underground Station is also within easy reach, further enhancing connectivity. Numerous bus routes and cycle paths make commuting across London simple and convenient. This exceptional penthouse combines contemporary living with outstanding outdoor space in one of London's most sought-after and well-connected neighbourhoods.

**Tenure:** Share of Freehold 98 years 5 months

**Service Charge:** £3,600 pa

**Local Authority:** Islington

**Council Tax Band:** F

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

### *Chestertons Islington Sales*

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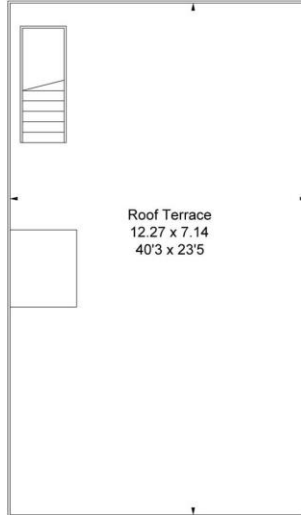
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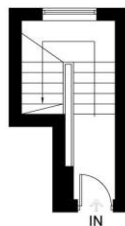
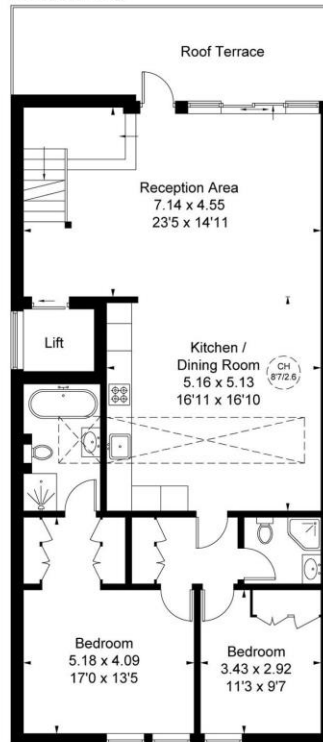
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# 4 BATH STREET, EC1V

APPROXIMATE GROSS INTERNAL AREA  
THIRD FLOOR = 83 SQ FT / 7.7 SQ M (EXCLUDING LIFT)  
FOURTH FLOOR = 1111 SQ FT / 103.2 SQ M  
FIFTH FLOOR = 32 SQ FT / 3.0 SQ M  
TOTAL = 1226 SQ FT / 113.9 SQ M



FIFTH FLOOR



THIRD FLOOR

FOURTH FLOOR

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. (ID1295312)

