



St. Pauls Road

Islington, N1

Asking Price £650,000

A bright and spacious 2 double bedroom apartment with roof terrace set on the top two floors of a Victorian period building moments from Highbury & Islington station and the amenities of Upper Street.

CHESTERTONS



St. Pauls Road

Islington, N1

- 2 double bedrooms
- Family plus and additional WC in master bedroom
- Split level
- Fantastic location moments from Highbury & Islington station



A bright and spacious 2 double bedroom apartment with roof terrace set on the top two floors of a Victorian period building moments from Highbury & Islington station and the amenities of Upper Street. The property is bright and well-proportioned comprising; 2 double bedrooms with the master bedroom on the top floor benefitting from a private WC and leading on to a private roof terrace; open-plan kitchen/living space; second bedroom; and master bathroom with bath and overhead shower. The property is located on St Pauls Road and is moments from the peace and tranquillity of the New River Walk and the amenities of Highbury Fields, whilst retaining convenient access to the community focal point of the local shops on Canonbury Place, and within close proximity of the shops, bars and restaurants of Upper Street and St Pauls Road, noting the locally renowned restaurants of Trullo & Prawn On The Lawn. Transport can be found at Highbury & Islington station (Victoria Line, London Overground and National Rail) with fabulous connections to the City and West End.

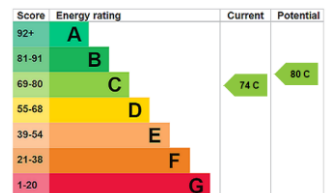
Tenure: Leasehold 111 years 1 months

Service Charge: £1148.12 This is the contribution towards the buildings insurance

Ground Rent: £150

Local Authority: Islington

Council Tax Band: C



Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

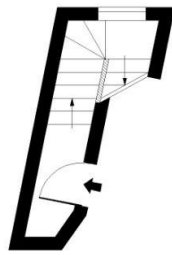
islington@chestertons.co.uk

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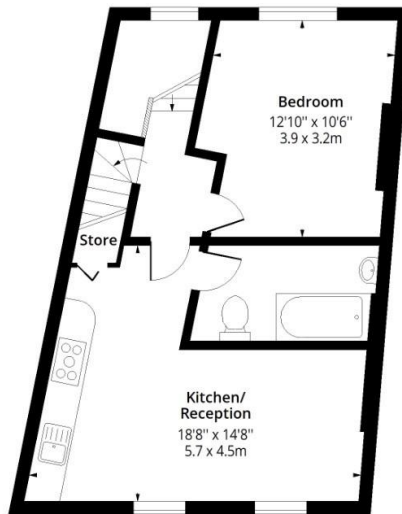
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St. Pauls Road, N1

Approx. Gross Internal Area 886 Sq Ft - 82.31 Sq M



First Floor
Entrance



Second Floor



Third Floor



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 18/7/2025

