



# Upper Street

Islington, N1

Offers in excess of £750,000

A supremely bright two double bedroom upper maisonette with accommodation arranged over the top two floors of this attractive end of terrace building occupying a prominent position close to Highbury & Islington station.

**CHESTERTONS**



# Upper Street

## Islington, N1

- Bright and spacious two double bedroom upper maisonette
- Vast 23ft X 16ft reception room opening to a fabulous private terrace
- Separate kitchen
- Awesome views across the London skyline
- Superb position moments from Highbury & Islington station



A supremely bright two double bedroom upper maisonette with accommodation arranged over the top 2 floors of this attractive end of terrace building occupying a prominent position close to Highbury & Islington station. The property affords spacious accommodation and with an East/ West orientation one of its most notable attributes is the amount of natural light it attracts. Accommodation comprises vast 17ft principal bedroom with a range of built-in storage on the 3rd floor. Also on this level is the second bedroom, bathroom and the well-appointed kitchen complete with a window. The top (4th) floor is home to a truly awesome reception room. Extending to 23ft X 16ft not only is the space incredibly impressive but so is the amount of natural light. These combined with sliding patio doors opening to a wonderful private terrace with absolutely phenomenal views makes the top floor the piece de resistance. The amenities of vibrant and buzzy Upper Street are on the doorstep, with its array of bars, shops & restaurants. Alternatively, the gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsburys located at the Southern end of Liverpool Road, close to Angel. The greenery and amenities of Highbury Fields easily accessible, with the Underground found at Highbury & Islington (Victoria Line & National Rail) and the Angel (Northern Line).

**Tenure:** Leasehold 94 years

**Service Charge:** £3428.53 Covering the period 1st July 2025 to 30th June 2026. In addition, over this period there is a £1,041.85 contribution to the sinking fund.

**Ground Rent:** £100

**Local Authority:** Islington

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

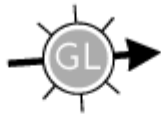
N1 2XQ

islington@chestertons.co.uk

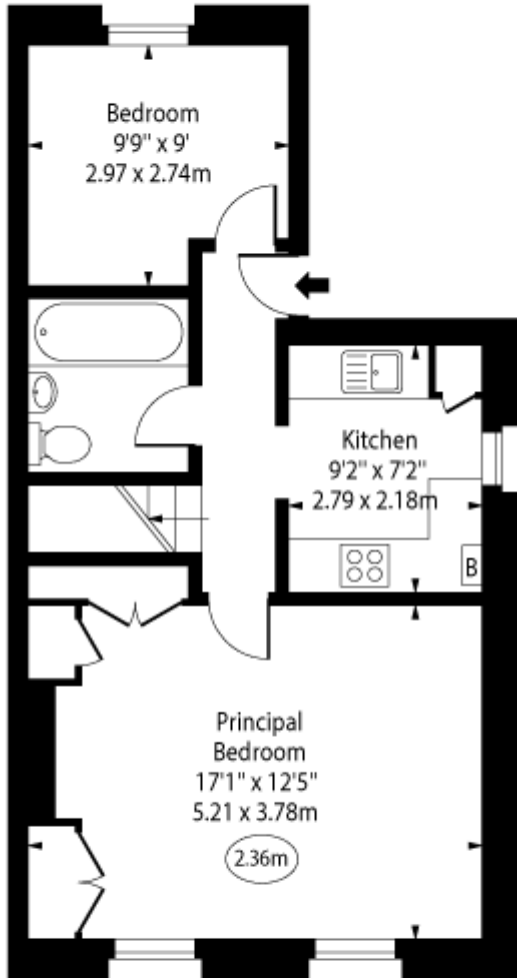
020 7359 9777

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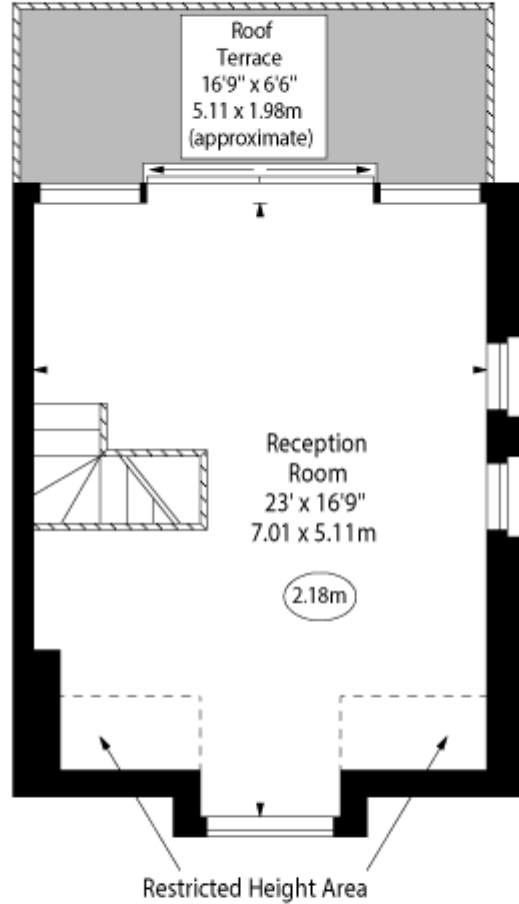
Upper Street,  
Islington, N1



○ - Ceiling Height



Third Floor



Fourth Floor

Approx Gross Internal Area 825 Sq Ft - 76.64 Sq M

Approx. Floor Area Including Restricted Heights 855 Sq Ft - 79.43 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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