



# St. Pauls Road

Islington, N1

Asking Price £650,000

A bright and spacious two 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

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



A bright and spacious two 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; two 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  
**Service Charge:** £1150 This is the contribution towards the buildings insurance  
**Ground Rent:** £150  
**Local Authority:** Islington  
**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

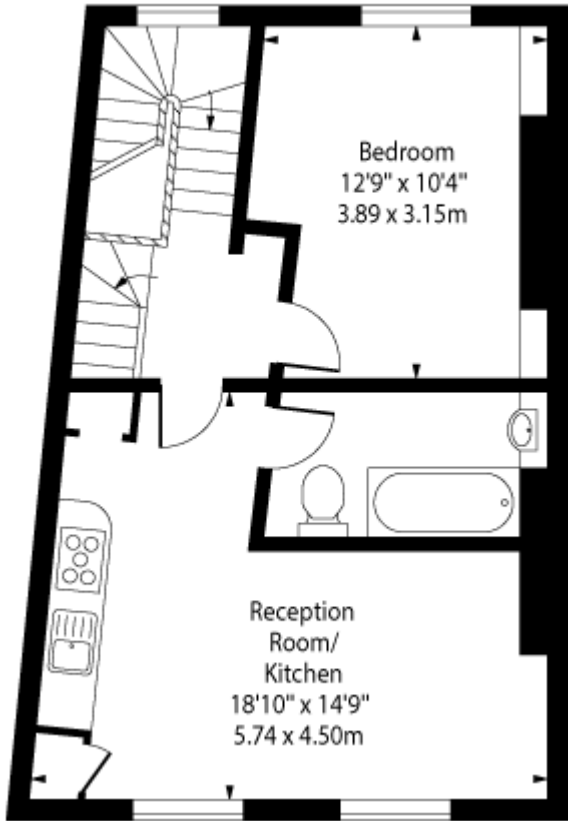
**Chestertons Islington Sales**

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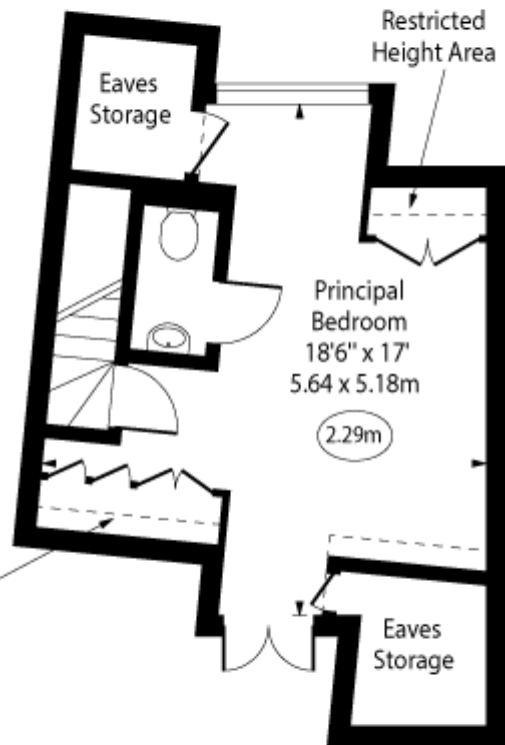
St. Pauls Road,  
Islington, N1



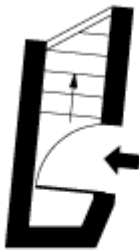
○ - Ceiling Height



Second Floor



Third Floor



First Floor  
Entrance

Approx Gross Internal Area

725 Sq Ft - 67.35 Sq M

Approx. Floor Area Including Restricted Heights

790 Sq Ft - 73.39 Sq M

(Including Eaves Storage)

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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