



# New River Head

173 Rosebery Avenue, EC1R

Asking price £1,150,000

A remarkable, light filled, and immaculately presented penthouse apartment, located in an iconic development only moments from Sadler's Wells & Exmouth market, benefitting from a jaw dropping private terrace that enjoys impressive City-scape views.



# New River Head

173 Rosebery Avenue, EC1R

- Stunning penthouse apartment
- Two double bedrooms
- Snug
- Large private roof terrace
- Superb City views
- Allocated off street car parking
- Landmark development
- Concierge

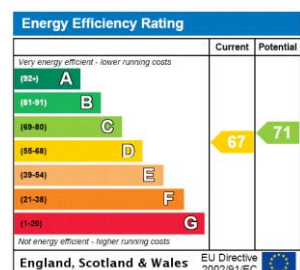


A remarkable, light filled, and immaculately presented penthouse apartment, located in an iconic development only moments from Sadler's Wells & Exmouth market, benefitting from a jaw dropping private terrace that enjoys impressive City-scape views. Accommodation is well balanced and arranged over two levels comprising; a welcoming entrance hallway that leads to the kitchen, housed in one of the buildings original towers, featuring vaulted ceilings, two double bedrooms, and a snug/further reception space. The top (fifth) floor houses the sunny reception room, flooded in light courtesy of the dual aspect and providing access to the large private terrace, that must be viewed to be appreciated as it enjoys impressive City sky-line views. It should be noted that this apartment further benefits from an allocated off street parking space. Positioned in a tranquil setting in amongst more vibrant surroundings, supremely well positioned for access to a plethora of amenities including Sadlers Wells Theatre, the gardens of Myddelton Square, the renowned eateries and bars of Exmouth Market, Upper Street and Camden Passage. The City & the West End are both within easy access. The nearest public transport links are Angel (Northern Line), Farringdon Station (London Underground Circle Line, Hammersmith & City Line and Metropolitan Line and National Rail services). Kings Cross/ St Pancras International is just 1 stop from Angel, with the Eurostar Terminus offering trains to mainland Europe.

**Tenure:** Leasehold 969 years remaining.

**Service Charge:** £10,400 including building insurance, a contribution to the reserve fund, concierge salary etc.

**Ground Rent:** £50



### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

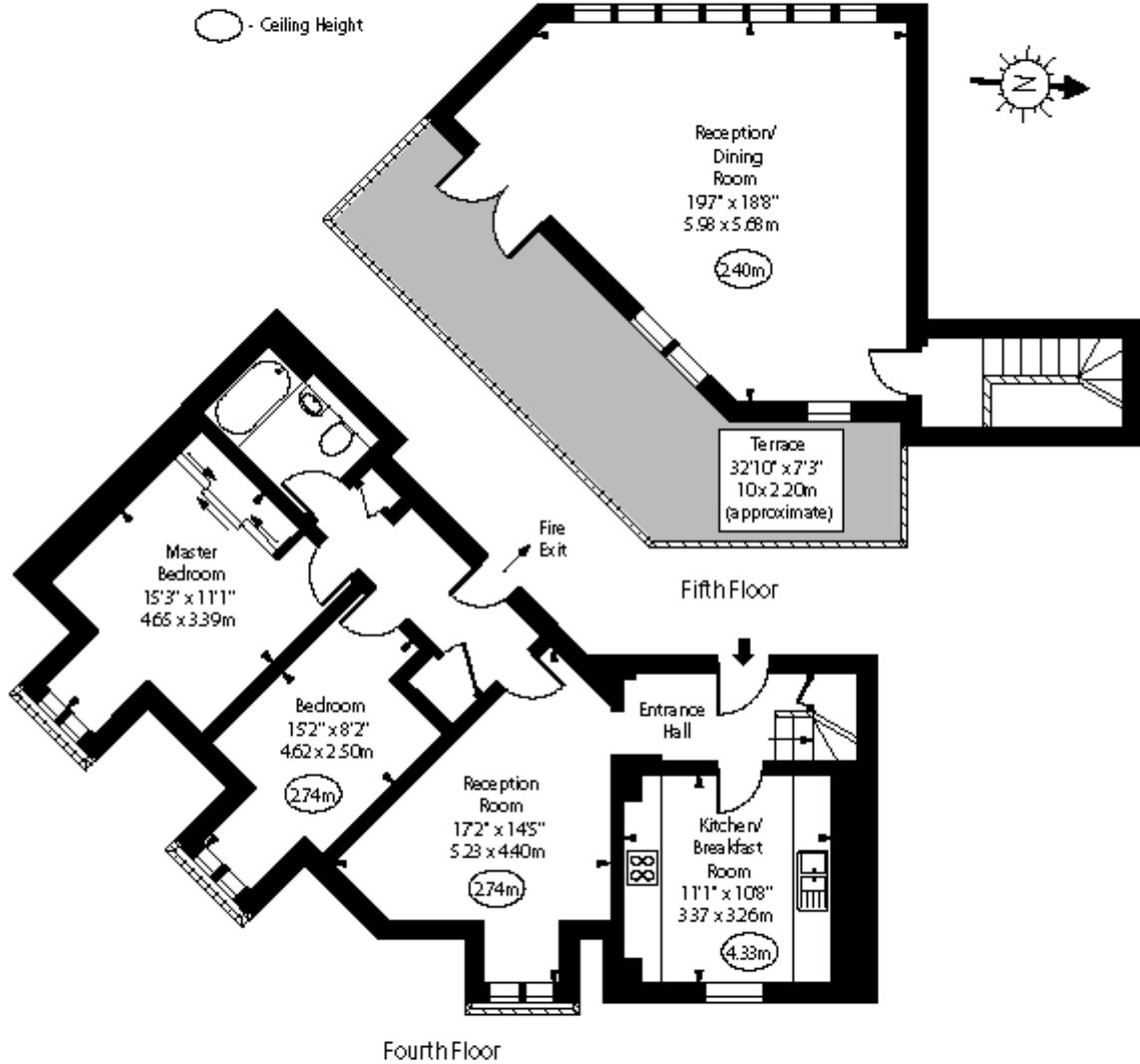
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New River Head, ECl



Approx Gross Internal Area 1100 Sq Ft - 102.19 Sq M

For Illustration Purposes Only - Not To Scale  
[www.goldens.co.uk](http://www.goldens.co.uk)  
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