



Almeida Street

Islington, N1

Asking Price £650,000

A stunning 1 double bedroom garden flat set within this phenomenally central location, right in the heart of Islington, moments from the vibrant amenities of Upper Street, yet retaining peace and tranquillity.

CHESTERTONS



Almeida Street

Islington, N1

- 1 double bedroom garden flat
- Sole use of private garden
- Barnsbury Conservation area
- Own private entrance
- Superb access to both Angel and Highbury & Islington stations



A stunning 1 double bedroom garden flat set within this phenomenally central location, right in the heart of Islington, within the Barnsbury conservation area, moments from the vibrant amenities of Upper Street, yet retaining peace and tranquillity on this cul-de-sac section of the road. The property is accessed via its own private entrance, opening in to the beautiful, spacious reception room with the focal point of the room being a stunning decorative fireplace. The kitchen is modern, well-appointed and finished to a high specification. The shower room is beautifully designed with a stunning walk-in shower, WC, hand basin and a window. To the rear is a beautiful private tiered patio garden, backing on to the gardens of the houses on Napier Grove. Almeida Street is a no through road off Upper Street, home to the renowned Almeida Theatre. The property affords superb access to the transport at Angel Underground (Northern Line) and Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London. The buzz of Upper Street is only a short walk away. The celebrated gastropubs the The Pig & Butcher, the Albion and the Drapers Arms can be found locally within Barnsbury. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel.

Tenure: Share of Freehold 983 years 3 months

Service Charge: £700

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

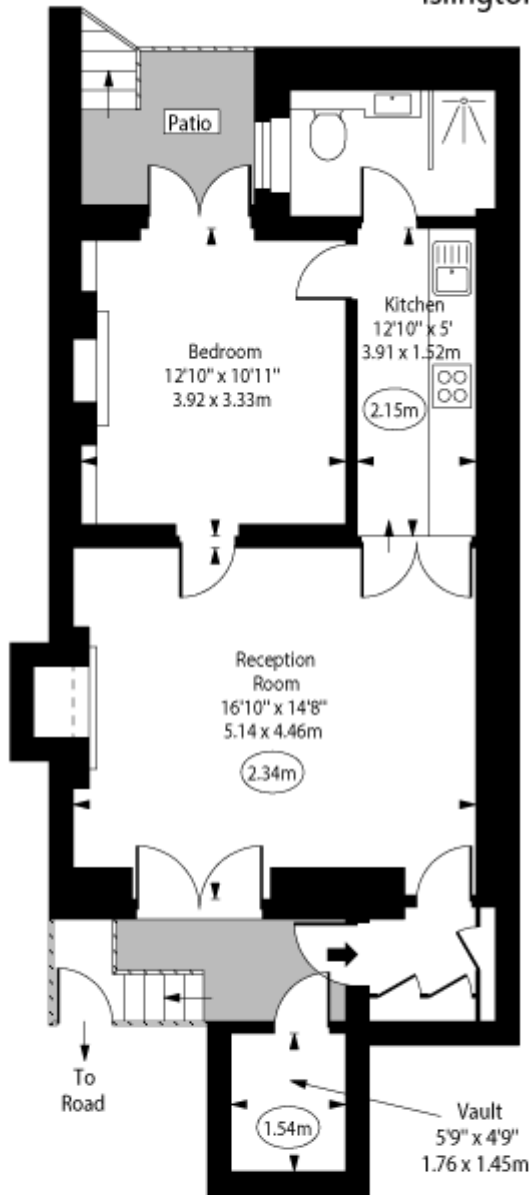
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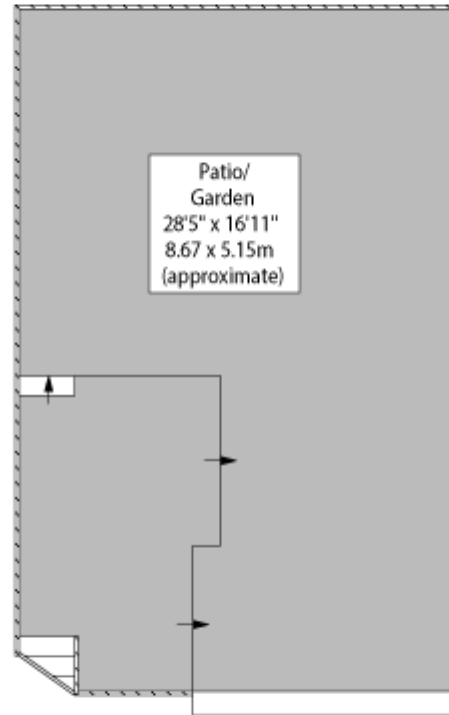
Almeida Street,
Islington, N1



Lower Ground Floor



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area

527 Sq Ft - 48.96 Sq M

(Excluding Vault)

Vault Area 26 Sq Ft - 2.42 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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