



# Asteys Row

Islington, N1

Asking Price £425,000

A bright and spacious one double bedroom apartment set on the second floor of a low-rise purpose built ex-local authority building and benefitting from a large communal garden.

**CHESTERTONS**



# Asteys Row

## Islington, N1

- One double bedroom apartment
- Set on the second floor
- Overlooking the New River Walk
- Large communal garden
- Moments from Essex Road and Upper Street



A bright and spacious one double bedroom apartment set on the second floor of a low-rise purpose built ex-local authority building and benefitting from a large communal garden. The property is well-proportioned comprising; spacious living room; separate fully equipped kitchen; double bedroom and bathroom with 3-piece suite. Additionally, there is a large communal garden to the rear of the property. The property is brilliantly located in the heart of Islington and affords superb access to the transport connections at Highbury & Islington station (London Overground & Victoria Line). Additional transport can be found at Essex Road station, with trains to the City and of course Angel Underground (Northern Line) providing easy access to the City and West End, with the transport hub that is Kings Cross/ St Pancras International just 1 stop away. The localised shops, delis and restaurants of Cross Street & Essex Road are only moments away

**Tenure:** Leasehold 88 years 7 months  
**Service Charge:** £2000  
**Ground Rent:** £10  
**Local Authority:** Islington Council  
**Council Tax Band:** C

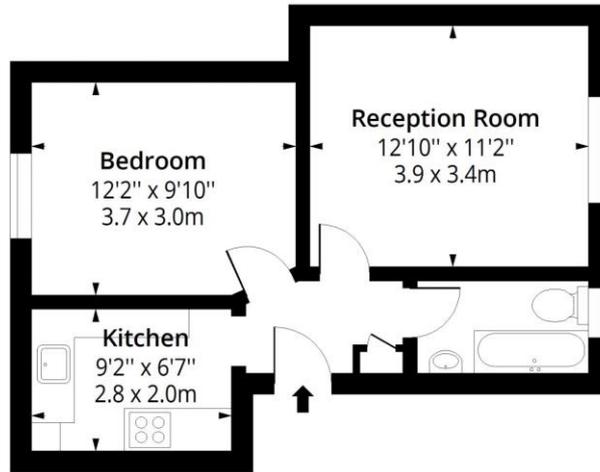
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Islington Sales*

327-329 Upper Street  
 Islington  
 London  
 N1 2XQ  
 islington@chestertons.co.uk  
 020 7359 9777  
 chestertons.co.uk

# Asteys Row, N1

Approx. Gross Internal Area 411 Sq Ft - 38.18 Sq M



## Second Floor

Floor Area 411 Sq Ft - 38.18 Sq M

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.

lpaplus.com

