



Blue Court

Islington, N1

Asking Price £525,000

A bright and spacious two double bedroom apartment set on the ground floor of this low-rise private development in the heart of De Beauvoir.

CHESTERTONS



Blue Court

Islington, N1

- Two double bedrooms
- Ground floor
- Private entrance
- Moments from the amenities of Southgate Road



A bright and spacious two double bedroom apartment set on the ground floor of this low-rise private development in the heart of De Beauvoir. The property is well-proportioned comprising; two double bedrooms; additional study space; semi-open plan kitchen/living dining space with contemporary kitchen; spacious family bathroom. The property is conveniently located for access to Islington, Hoxton and Shoreditch, with an array of trendy bars, restaurants, galleries and boutique shops. Haggerston Overground, Old Street Underground (Northern Line), Essex Road (National Rail) and Highbury & Islington station (National Rail & Victoria Line) are the closest stations. Greenery can be found locally at Rosemary Gardens & Shoreditch Park, with the walks of the canal easily accessible. The bus routes of Southgate Road and New North Road provide good links to the city. The delights of the renowned De Beauvoir Deli are just moments away.

Tenure: Leasehold 107 years
Service Charge: £2380
Ground Rent: £200
Local Authority: Islington Council
Council Tax Band: E

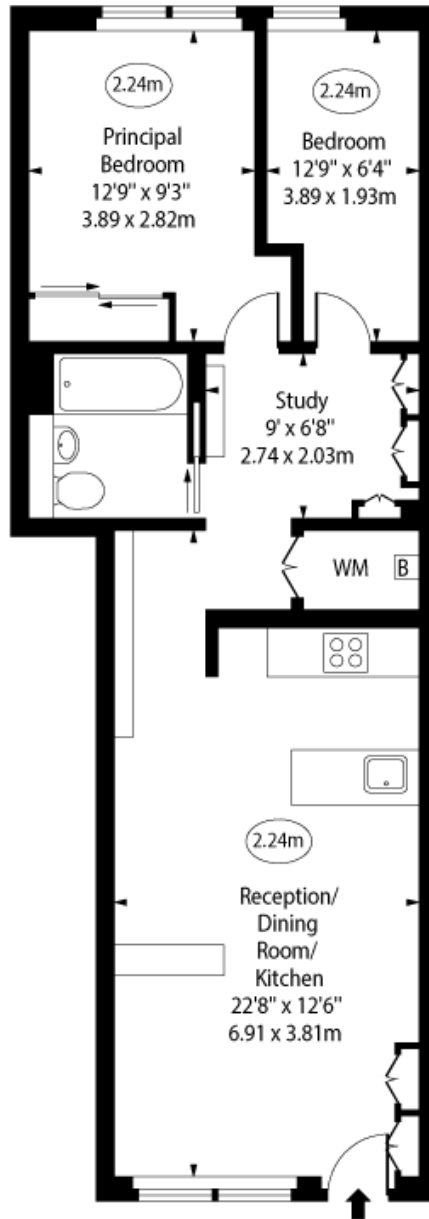
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 659 Sq Ft - 61.22 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.

www.goldlens.co.uk
Ref. No. 031298M

