



## ASTEY'S ROW, ISLINGTON, N1

### 1 BED APARTMENT

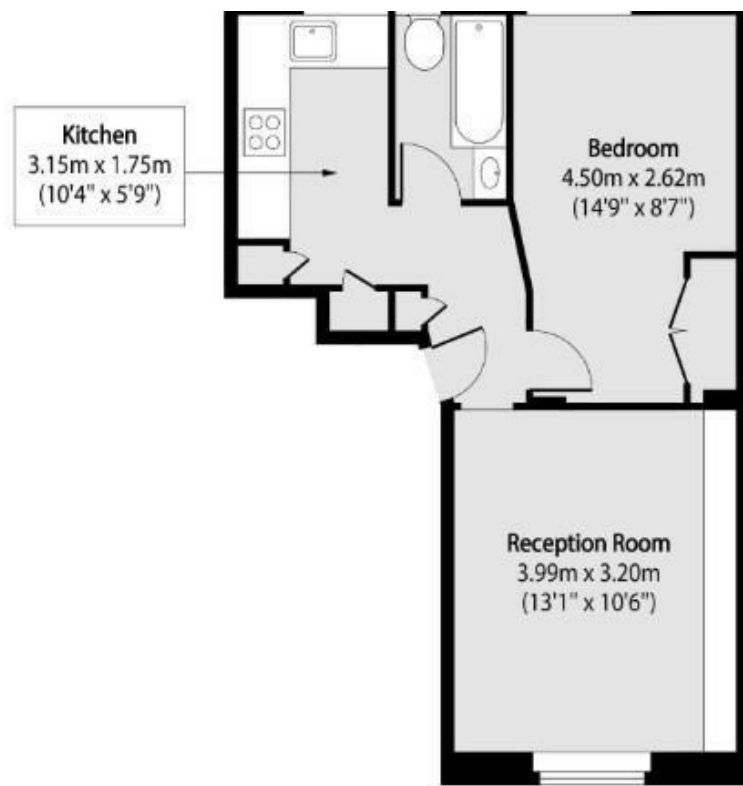
£2,350

Nestled in the vibrant heart of Islington, this charming second-floor apartment on Astey's Row offers a delightful living experience. With one spacious bedroom, this property is perfect for individuals or couples seeking a comfortable and stylish home. The apartment features a well-appointed reception room that provides a welcoming space for relaxation and entertaining guests.

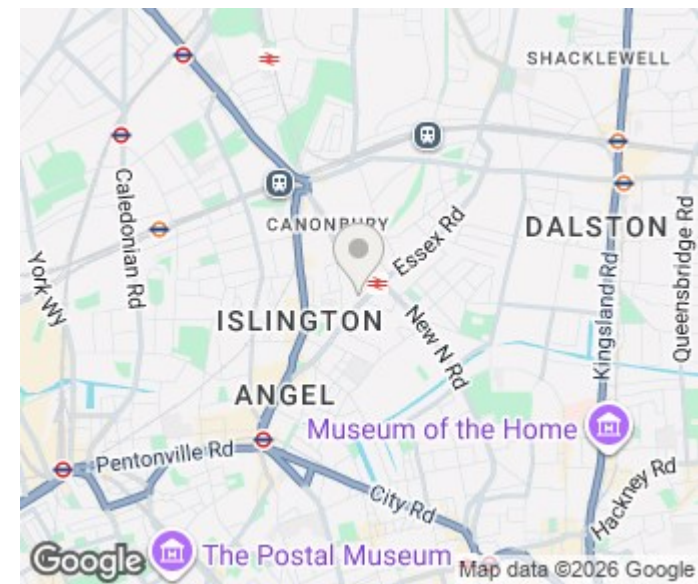
The separate kitchen is a notable highlight, allowing for a more functional cooking environment, ideal for those who enjoy preparing meals at home. The location is simply unbeatable, situated just moments away from the bustling restaurants and shops on Upper Street, where you can indulge in a variety of dining options and retail experiences.

This apartment combines modern living with the convenience of city life, making it an excellent choice for anyone looking to immerse themselves in the lively atmosphere of London.

# Hemmingfords



Total area (approx): 36.69 sq m (395 sq. ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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