



Melville Place

London, N1

Offers in excess of £650,000

A bright and spacious 2 double bedroom apartment located on the top floor of a small private development in the heart of Islington moments from Essex Road station.

CHESTERTONS



Melville Place

London, N1

- Spacious and bright top floor apartment
- 2 double bedrooms
- Study space
- Private balcony
- Central location



A bright and spacious 2 double bedroom apartment located on the top floor of a small private development in the heart of Islington moments from Essex Road station. The property is exceptionally well-proportioned comprising; generously sized living space with access to a private balcony; separate fully equipped kitchen; oversized hallway offering space for a home office setup; master bathroom consisting of a bath with overhead shower. The property is only moments from the peace and tranquillity of the New River Walk and the amenities of Highbury Fields, whilst retaining convenient access to the community focal point of the local shops on Canonbury Place, and within close proximity of the shops, bars and restaurants of Upper Street. Transport can be found at Highbury & Islington station (Victoria Line, London Overground and National Rail) with fabulous connections to the City and West End.

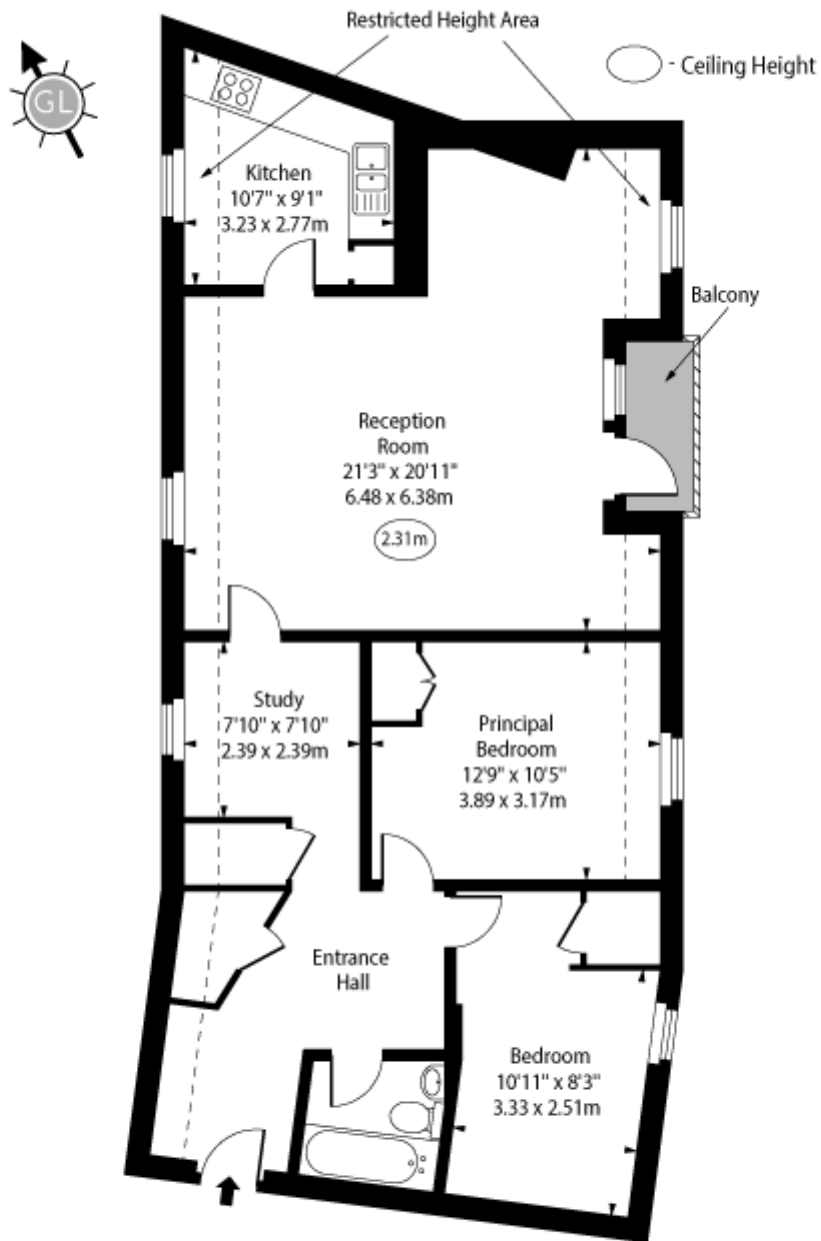
Tenure: Leasehold 969 years 4 months
Service Charge: £3799
Ground Rent: £175
Local Authority: Islington
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Third Floor

Approx Gross Internal Area 864 Sq Ft - 80.27 Sq M

Approx. Floor Area Including Restricted Heights 972 Sq Ft - 90.30 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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