



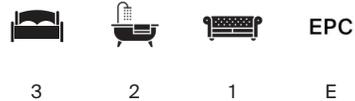
UPPER STREET

London N1



A LOFT INSPIRED APARTMENT IN A VICTORIAN CONVERSION

This impressive apartment spans the upper levels of a Victorian building on Upper Street and provides approximately 2,197 sq ft of well-arranged accommodation, finished throughout.



Local Authority: London Borough of Islington

Council Tax band: E

Tenure: Leasehold; approx. 167 years remaining

Ground rent: £10*

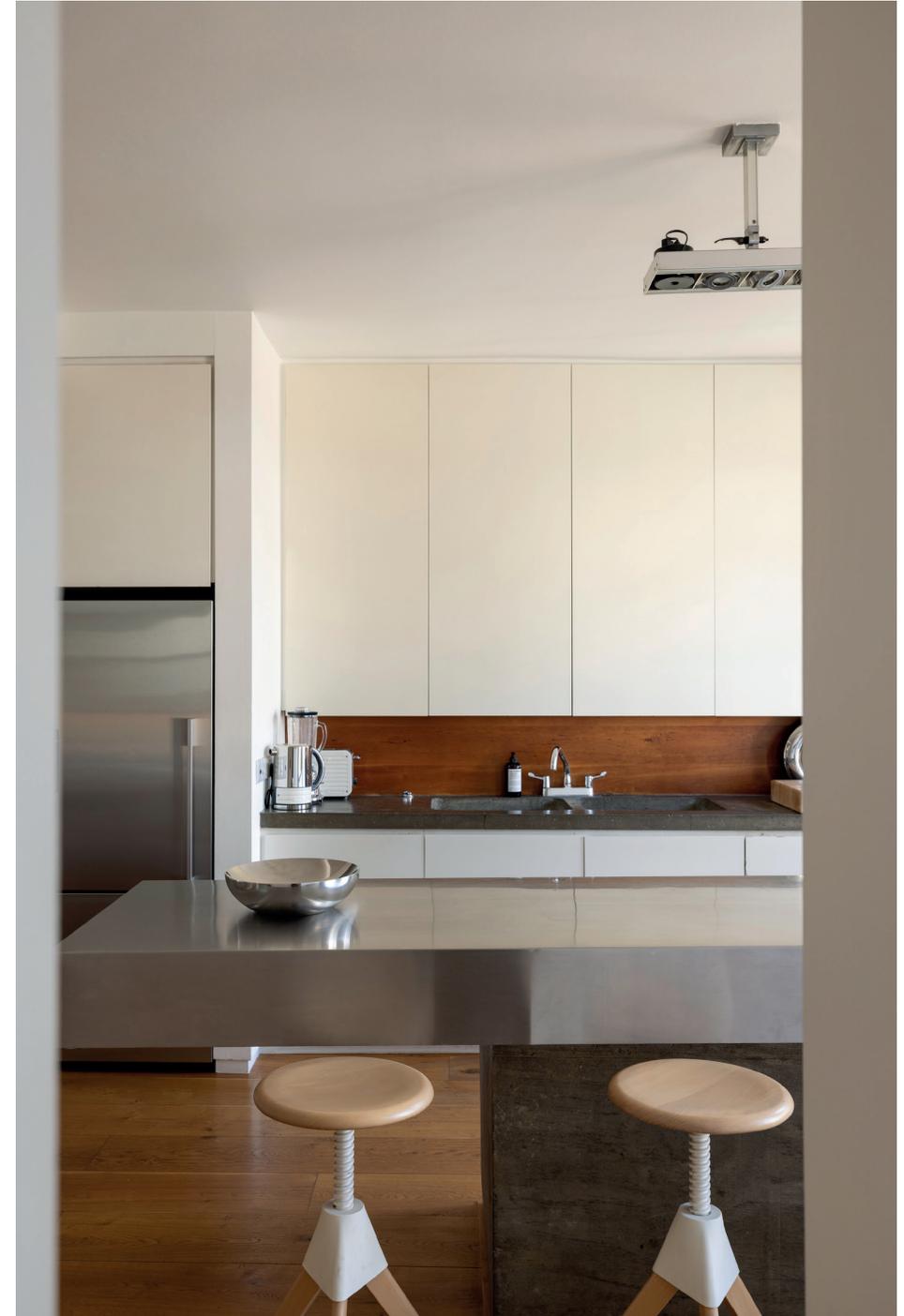
Service charge: £1,200 per annum*

Guide Price: £3,250,000



The main living spaces are located on the second floor, where a generous reception area flows into a spacious, modern kitchen and dining zone. Wooden flooring and large window openings create a bright, open setting, while the kitchen features sleek cabinetry, quality appliances and a clean, modern aesthetic.

The upper floors feature three well-proportioned double bedrooms, each designed for comfort and flexibility.







The principal suite occupies a prominent position, complete with fitted storage, a sizeable en-suite, and access to a large private terrace spanning the top floor. Both bathrooms have been finished to a modern standard with stylish fixtures and a refined, contemporary look.

A further internal terrace brings natural light into the centre of the home, enhancing the sense of space on the bedroom level. The top-floor roof terrace, extending over 1,100 sq ft, provides a substantial outdoor area with excellent privacy, ideal for entertaining or creating a secluded garden setting above the surrounding rooftops.

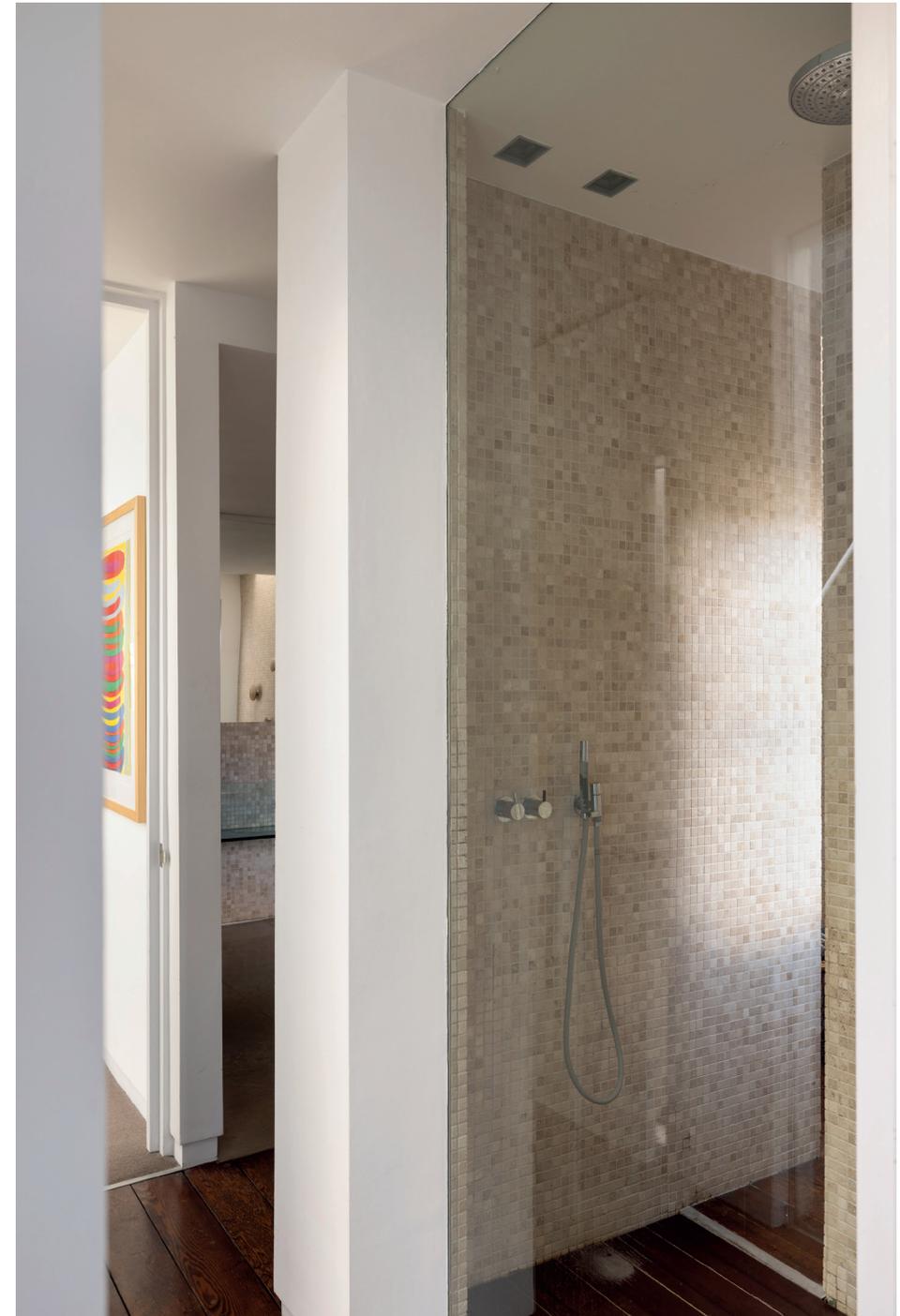
*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.



LOCATION

The property is situated in a prime position in the heart of Islington, surrounded by extensive transport connections, everyday conveniences and cultural landmarks. Angel station on the Northern Line is situated nearby, providing fast access across central London, while Highbury & Islington station offers the Victoria Line, London Overground and National Rail services for wider connectivity. Numerous bus routes also serve Upper Street, creating reliable links through the city.

The immediate area offers an exceptional range of amenities. Upper Street is home to a wide mix of cafés, restaurants, independent shops, supermarkets and lifestyle brands, ensuring strong choice for daily needs and leisure. Camden Passage adds further boutique shopping and markets, and there are multiple theatres, cinemas and performance venues throughout the neighbourhood, contributing to Islington's well-known cultural energy.









(Including Limited Use Area & Terrace Area)
Approximate Gross Internal Area = 204.1 sq m / 2,197 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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