



Melville Place

Islington, N1

Offers in excess of £650,000

A bright and spacious two 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

Islington, N1

- Spacious two double bedroom apartment
- Central location
- Private allocated parking space
- Secure gated development with fob-controlled access
- Porter service
- Top-floor position
- Private balcony
- Separate study/home office



A bright and spacious two double bedroom apartment located on the top floor of a small private development set right in the very heart of Islington only moments from the hustle and bustle of Islington Green and Upper Street and with the convenience of Essex Road station close by. The property is exceptionally well-proportioned offering a very generous 864sq ft of accommodation comprising; spacious reception room measuring 21ft X 20ft with access to a private balcony; separate fully equipped kitchen; oversized hallway offering space for a home office/ study; principal bedroom with built-in wardrobes, second double bedroom and 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. Melville Place is a secure gated modern development with porter service, and this particular apartment has the added benefit of an allocated parking space.

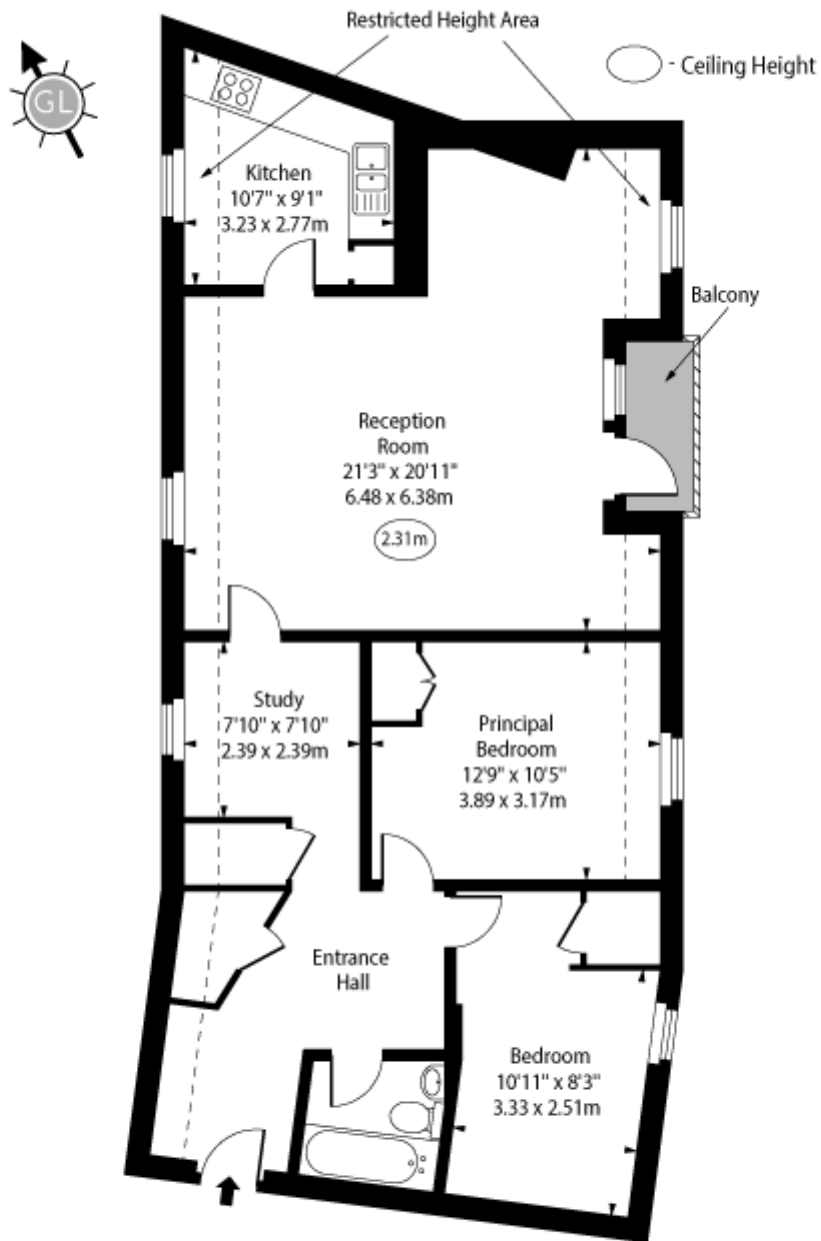
Tenure: Leasehold 969 years
Service Charge: £3800
Ground Rent: £175
Local Authority: Islington
Council Tax Band: F

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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