



# Quartz House

4 Sterling Way, N7

Offers In Excess Of £650,000

A stylish & bright two bedroom apartment set on the 2nd floor of this modern development, with open plan living space and a private balcony all within a short distance to Caledonian Road station & Kings Cross station.



# Quartz House

## 4 Sterling Way, N7

- Stylish two double bedroom 2nd floor apartment
- Modern open plan living space, with private balcony
- Principal bedroom with ensuite shower room & built in wardrobes
- 24 Hour concierge & communal rooftop gardens
- Within a short distance to Caledonian Road station & Kings Cross station
- Car free scheme





A stylish & bright two bedroom apartment set on the 2nd floor of this modern development, with open plan living space and a private balcony all within a short distance to Caledonian Road station & Kings Cross station.

This bright home comprises, a spacious open plan living space with a fully integrated sleek kitchen, the reception space is bright and has access to the private balcony which is perfect for entertaining. Off of the entrance hall there is a family bathroom, 2 bedrooms that are both well-proportioned and have access to balcony spaces, the principal bedroom has its own tiled ensuite shower room & built in wardrobes. The development benefits from a 24 hour concierge and residents communal roof garden.

Quartz House, London Square is a modern residential development which is well positioned near to Islington's trendy and vibrant Upper Street, and near to Coal Drops Yard, both offering a fantastic range of shops, bars and restaurants. It is also moments away from Caledonian Road underground station (Piccadilly line) and is also ideally located for access to Kings Cross offering a selection of transport services including the Eurostar and Mainland British Rail services.

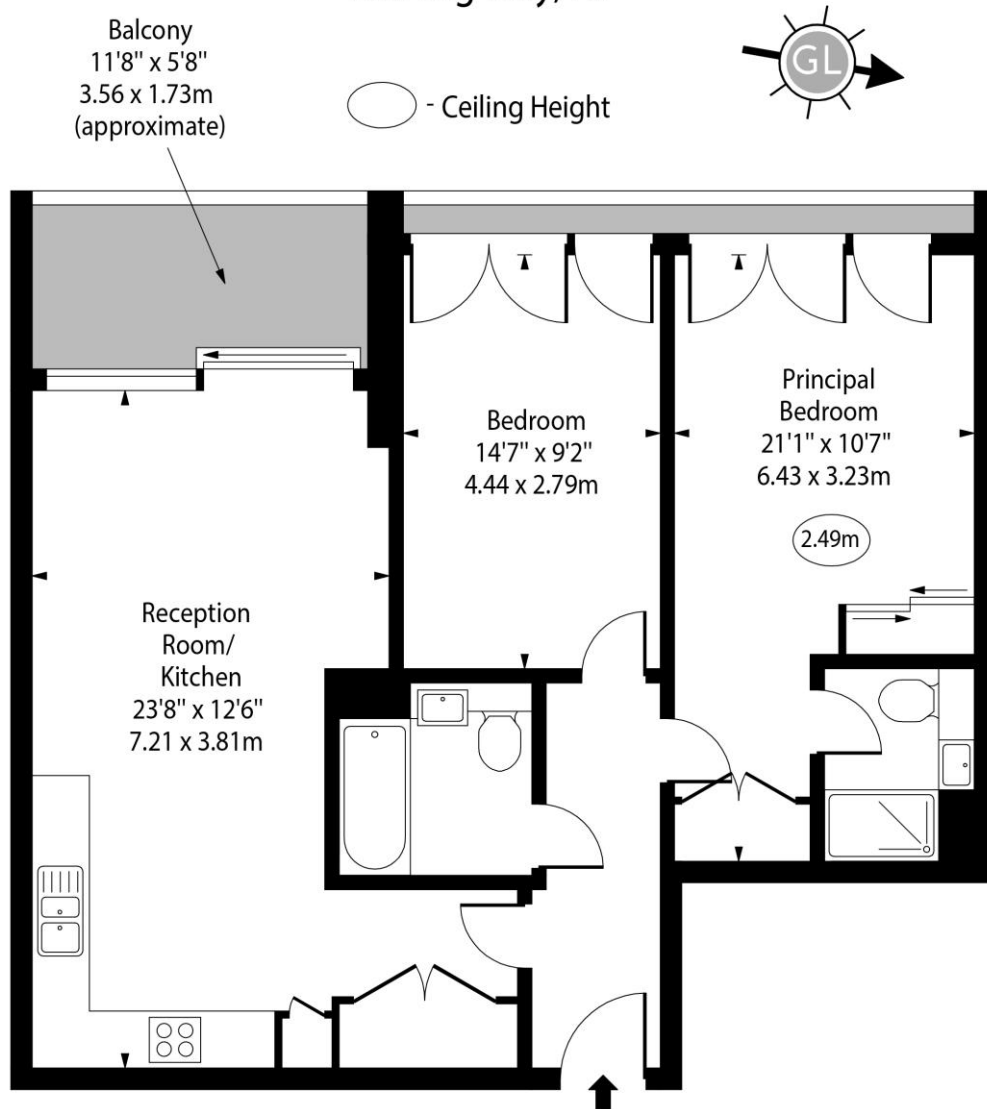
**Tenure:** Leasehold 241 years 1 months  
**Service Charge:** £5218.58 Includes ground rent  
**Ground Rent:** £0  
**Local Authority:** Islington  
**Council Tax Band:** B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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# Quartz House, Sterling Way, N7



Second Floor

Approx Gross Internal Area 797 Sq Ft - 74.04 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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