



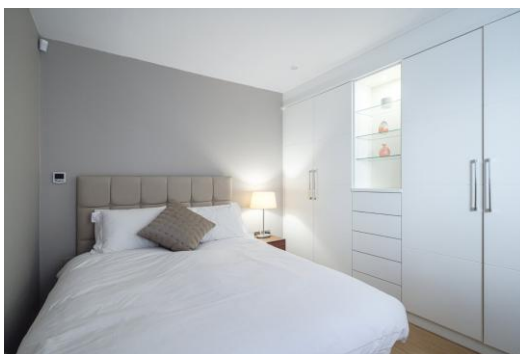
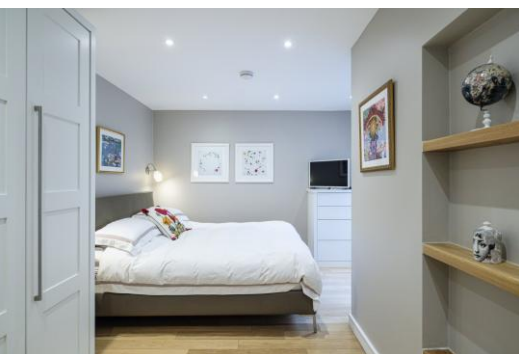
Upper Street

Islington, N1

Offers in excess of £1,500,000

Nestled discreetly just behind Upper Street, this stunning three-bedroom duplex is an oasis of calm. It offers an architect designed beautiful living space, complemented by 2 private patios and an impressive roof terrace.

CHESTERTONS



Upper Street

Islington, N1

- Duplex Apartment
- Air conditioning
- Three Bedrooms
- Two Bathrooms
- 34' Reception Room
- Roof Terrace, Terrace and Patio
- Recently Renovated to a High Standard
- Upper Street Conservation Area



Upon entering, you are welcomed by a bespoke, fully fitted Tom Howley kitchen featuring premium Miele appliances, including an integrated wine fridge. This flows seamlessly into an exceptional 34-foot open-plan reception room, where a large skylight floods the space with natural light, creating a bright and inviting atmosphere. A large sliding door opens onto a terrace, from which a spiral staircase leads to a superb 15' x 11' roof terrace—an ideal suntrap perfect for entertaining or relaxing. A guest cloakroom completes the raised ground floor. The lower ground floor hosts all three bedrooms and bathrooms. The principal suite is particularly impressive, featuring bespoke built-in wardrobes, a stylish ensuite shower room, and direct access to a patio. A second double bedroom, also with built-in wardrobes, shares access to the same patio, while a third bedroom, a contemporary family bathroom, and a utility cupboard complete this level. Further benefits include underfloor heating throughout, air-conditioning in the reception room, and the rare advantage of having no neighbours above or below. There is also a convenient rear exit to Collins Yard. Positioned in the heart of Islington, Upper Street is renowned for its vibrant yet sophisticated atmosphere. The area offers an outstanding selection of restaurants, cafés, bars, and boutiques, alongside cultural venues such as the Almeida Theatre. The charming Camden Passage is also nearby, famous for its antiques market and independent shops. For outdoor space, residents can enjoy Highbury Fields and the scenic Regent's Canal, both within easy reach. The property benefits from excellent transport links. Angel Station (Northern Line) provides direct access to the city, King's Cross, and the West End, while Highbury & Islington Station offers Victoria Line and Overground services. Numerous bus routes along Upper Street further enhance connectivity across London. Despite its central location, the apartment enjoys a peaceful and tucked-away setting, perfectly balancing tranquillity with immediate access to one of North London's most desirable neighbourhoods.

Tenure: Leasehold 978 years 7 months

Service Charge: £3,000 pa

Ground Rent: £250 pa

Local Authority: Islington

Council Tax Band: E

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

Chestertons Islington Sales

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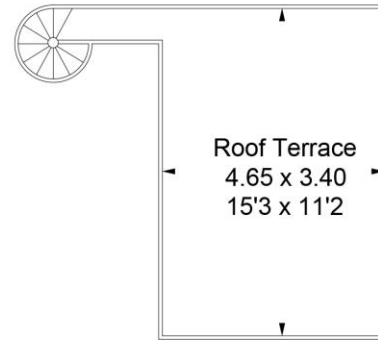
chestertons.co.uk

UPPER STREET, N1

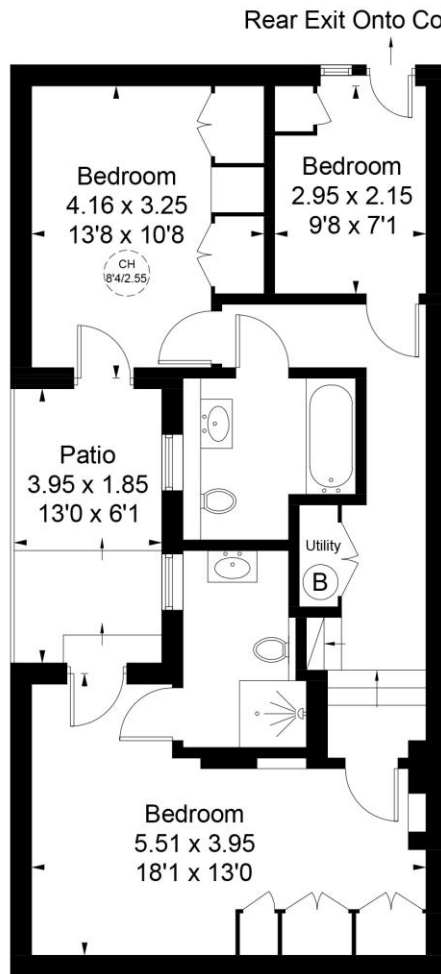
APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 645 SQ FT / 59.9 SQ M
 RAISED GROUND FLOOR = 557 SQ FT / 51.8 SQ M
 TOTAL = 1202 SQ FT / 111.7 SQ M



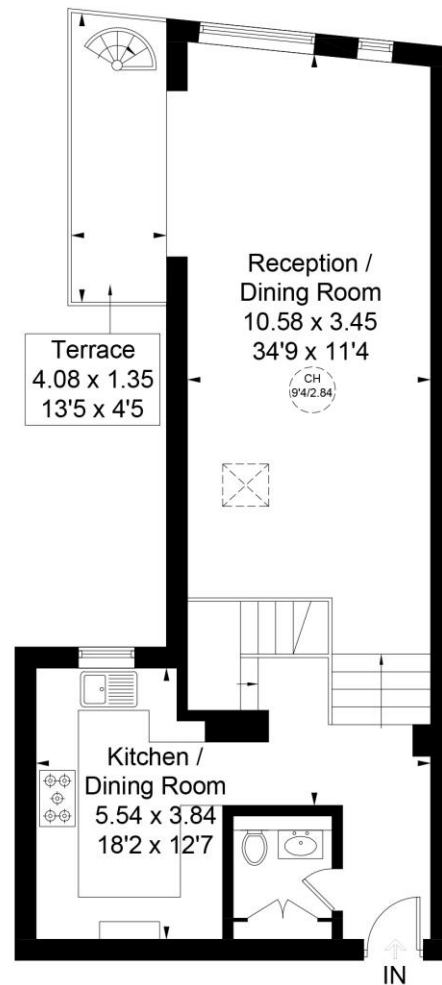
(CH) = Ceiling Height



ROOF TERRACE



LOWER GROUND FLOOR



RAISED GROUND FLOOR

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. (ID1298920)