



Farriers House

Islington, EC1Y

Offers in excess of £500,000

A spacious split level two-bedroom apartment with its own entrance, large reception room and kitchen/dining space all located within close distance to Old Street, Barbican and Moorgate stations.

CHESTERTONS



Farriers House

Islington, EC1Y

- Spacious split-level apartment with its own front door
- Two double bedrooms
- Separate reception room
- No onwards chain
- Located within close distance to Old Street, Barbican and Moorgate stations.



A spacious split level two-bedroom apartment with its own entrance, large reception room and kitchen/dining space all located within close distance to Old Street, Barbican and Moorgate stations.

This bright property comprises, an entrance hall via its own front door, bright and spacious reception room, well equipped kitchen space with room for a dining table, principal bedroom with built in storage, a 2nd double bedroom, fully tiled family bathroom. This property has no onwads chain.

Farriers House is ideally located for access to the financial hub of the City, the technology centre of Old Street (Silicon Roundabout) which has stimulated significant growth and investment over recent years. Nightlife, bars, restaurants, boutique shops and galleries can be found, in Hoxton, Shoreditch and Clerkenwell, giving a vast array of choice within a small geographical area. It should be noted that with work almost complete on the construction of Crossrail, the property is suitably positioned to benefit from its completion, both in terms of additional transport links and the potential for future growth and investment. Old Street (Northern Line & National Rail) is the closest Underground station.

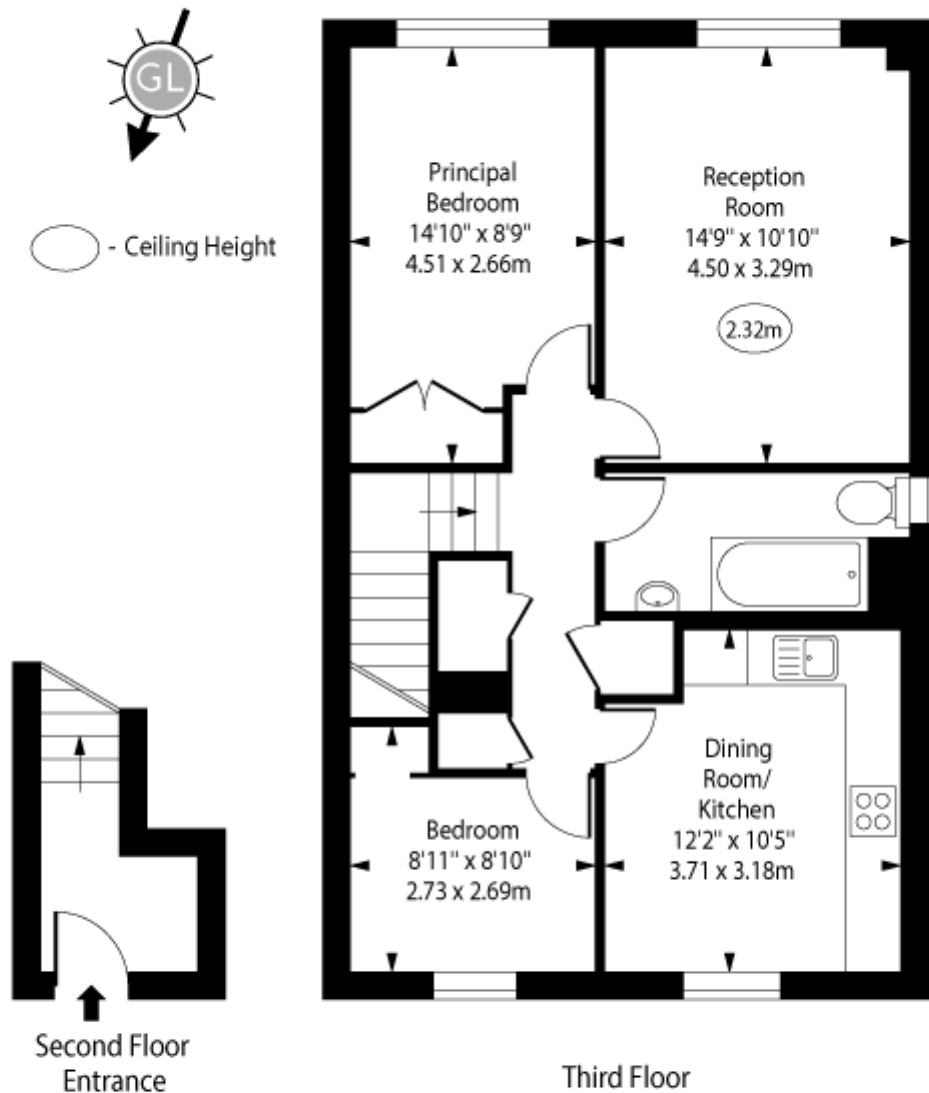
Tenure: Leasehold 86 years 1 months
Service Charge: £2020 per annum
Ground Rent: £10 per annum
Local Authority: Islington
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street
 Islington
 London
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

Farriers House, Errol Street, EC1Y



Approx Gross Internal Area

686 Sq Ft - 63.73 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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