



First Floor

Second Floor

Total Area: 68.2 m² ... 735 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

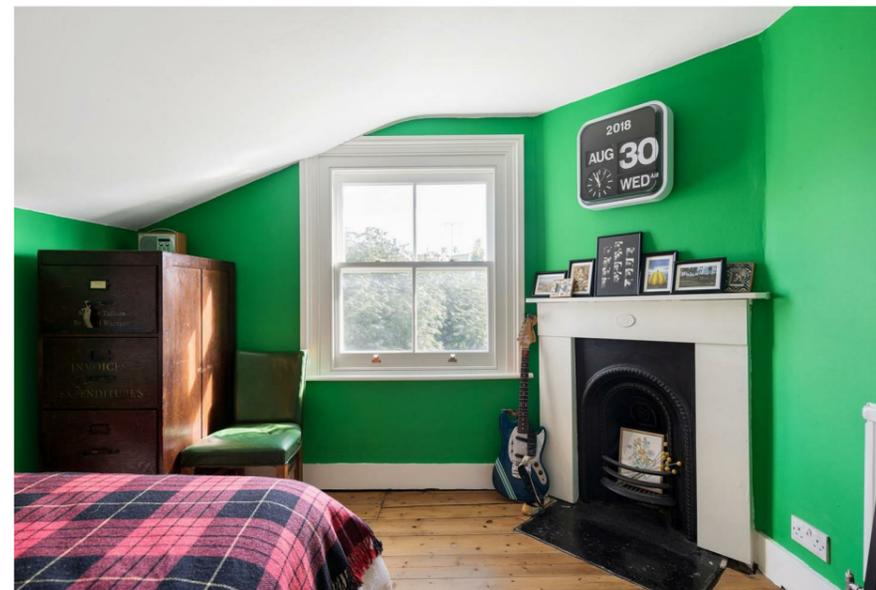
Upper Street, Islington
 Offers In Excess Of **£750,000**
 2 Bed Apartment - Conversion





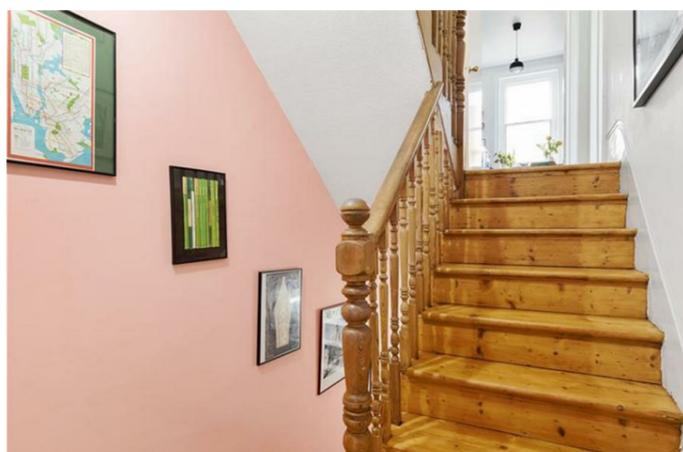
Features

- Two Bedrooms
- First and Second Floor
- Upper Street NI
- Large Family Bathroom
- Arranged Over Two Floors
- High Ceilings
- Moments Away from Highbury and Islington Station



An incredible find of a two bedroom apartment in the heart of Islington's Upper Street. With generous accommodation over the first and second floors, high ceilings and original features, this is a stylish home in an enviable spot.

One of North London's most desirable addresses, Upper Street is filled to the brim with exciting bars, venues, cinemas, cafes, restaurants and theatres. You could eat different international cuisine every night for weeks, and you're sure to discover a new favourite back street gastropub. It's also minutes from central London with endless transport connections







➤➤ IF YOU LIVED HERE

You'll head up to the first floor and find your large bathroom, close to ninety five square foot of serene space. Big, blue and beautiful, this tranquil space sets the decorative tone for the entire apartment. Stripped hardwood boards lie underfoot, and a panel-sided tub sits opposite a large dedicated shower cubicle. A sash window fills the room with light.

Up to the second floor on the hardwood staircase, you'll find your first bedroom of over 100 square foot. Tucked under the roof, with a cast iron fireplace to one corner, it's a restful space with vibrant green walls. Your second bedroom is next along the landing, and gives you a splendid 135 square foot to spread out in. There's bespoke built-in wardrobe space and shelving to one alcove.

To the front you'll find your reception of 140 square foot. Twin sash windows frame views of Upper Street itself, letting in the area's vibrant atmosphere along with lashings of natural light. More hardwood floors stretch out under an egg yolk yellow feature wall, inset with a large black and white fireplace. Bespoke shelves fill the alcoves, and cornicing runs around the ceiling.

Your kitchen sits neatly alongside, with almost eighty square foot of practical space. Just as bold and stylish as the rest of the apartment, this room greets you for breakfast with chessboard tiles underfoot, vibrant green units and mosaic backslashes. There's plenty of room for a table under the sash window, so you can take in the atmosphere with your morning coffee or evening cocktail.

You're just five minutes on foot from Highbury & Islington, for the Victoria Line as well as the Overground for exploring East London at your ease, plus you're ten minutes from Essex Road station. Or it's under a mile to Angel for the Northern Line. Six minutes' stroll and you're on Highbury Fields, the perfect green space for a winter run or summer picnic.

WHAT ELSE?

- You're right around the corner from plant-based delicatessen The Vegan Butcher, for incredible guilt-free foods.
- Your new local is the legendary Hope & Anchor, a theatre pub and venue that's also just a great place to grab a pint.
- Ten minutes takes you to the wonderful boutique cinema, the Everyman Screen On The Green, where you can watch the best new releases in the snuggest of seats.

