



**3-5 ISLINGTON HIGH STREET  
LONDON**

**£2,350 PER**

Stylish One-Bedroom Apartment in the Heart of Islington's Vibrant Upper Street.

Welcome to this wonderfully presented one-bedroom apartment, perfectly situated on the bustling Upper Street in Islington. This charming property offers 505sqft of modern living space, thoughtfully designed to maximise comfort and style. Located on the 2nd floor, this home boasts an enviable location directly opposite Angel Underground Station, providing unparalleled convenience for commuters and city dwellers alike.

Step inside to discover a sleek and modern open plan kitchen and reception area, ideal for both relaxing and entertaining. The kitchen is equipped with high-quality appliances, ample cabinetry, and contemporary finishes. The bright and airy reception area is perfect for unwinding after a long day, with entry to a private balcony, allowing natural light to flood the space.



• One Bedroom • One Bathroom • Private Balcony • 2nd Floor • EPC Rating: D • Council Tax Band D (Islington) 2023/2024: £1,924.45 per annum • Available Mid-September • Unfurnished





Approximate Gross Internal Area 556 sq ft – 52 sq m



## Second Floor Flat



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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