



FLAT 2

UPPER STREET | | LONDON | N1 1RU

£2,200 PER MONTH

LIVINGSPLACE
ESTATE AGENTS

FLAT 2

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NESTLED IN THE LIVELY HEART OF ISLINGTON, THIS CHARMING ONE-BEDROOM FLAT ON UPPER STREET OFFERS A DELIGHTFUL BLEND OF MODERN LIVING AND HISTORICAL CHARACTER. SPANNING 474 SQUARE FEET, THIS WELL-PRESENTED FIRST-FLOOR APARTMENT IS PERFECT FOR INDIVIDUALS OR COUPLES SEEKING A STYLISH URBAN RETREAT.

BUILT IN 1830, THE PROPERTY BOASTS A UNIQUE CHARM THAT REFLECTS ITS RICH HISTORY WHILE PROVIDING ALL THE COMFORTS OF CONTEMPORARY LIVING. THE SPACIOUS RECEPTION ROOM IS AN INVITING SPACE, IDEAL FOR RELAXATION OR ENTERTAINING GUESTS. THE BEDROOM IS WELL-SIZED, ENSURING A PEACEFUL HAVEN FOR REST, WHILE THE BATHROOM IS FITTED WITH MODERN AMENITIES TO CATER TO YOUR DAILY NEEDS.

- ONE-BEDROOM FIRST-FLOOR FLAT
- BRIGHT OPEN-PLAN KITCHEN
- SPACIOUS DOUBLE BEDROOM
- WELL-APPOINTED BATHROOM
- NEUTRALLY DECORATED THROUGHOUT
- LOCATED ON VIBRANT UPPER STREET
- CLOSE TO Highbury & Islington
- NEAR Highbury Fields Park
- IDEAL FOR PROFESSIONALS
- EARLY VIEWING RECOMMENDED



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

COUNCIL TAX BAND C
EPC RATING D

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