



RICHMOND AVENUE, LONDON, N1
OFFERS IN EXCESS OF £1,250,000 LEASEHOLD

**A BRIGHT AND IMMACULATLY PRESENTED
 MEZZANINE APARTMENT WITH PRIVATE PARKING
 AND TERRACE LOCATED IN THE HEART OF
 BARNSBURY.**

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

An exceptionally bright and fully renovated, in 2022, mezzanine apartment located only 0.5 miles to Angel tube station.

This chic apartment is spread over 2 floors and is located in an impressive Victorian building which was a former Mission Hall. There are only six flats in total and half of the ground floor is occupied by a small nursery. Occupying upper floors, this apartment enjoys the most spectacular vaulted ceiling over the kitchen, living room and the mezzanine study/bedroom. The present occupiers have maintained the apartment to the highest of standards with fine fixtures and fittings throughout. The main bedroom on the first floor has direct access to the terrace and the three-piece bathroom with bathtub is also located at this level, under the mezzanine. The fitted modern kitchen is tucked around a corner with a natural dining area next to it. At the other end of the living room there are French windows leading out the roof terrace. As you reach the top of the stairs it's impossible not be impressed with the proportions of the room and the fantastic vaulted ceiling – it's really special and would make an ideal entertaining space. On the ground floor there is a dedicated secure parking space and large storage room that is shared by the other flat owners.

Richmond Avenue is ideally located within easy reach of the many bars, shops and restaurants of fashionable Upper Street, and with a number of acclaimed gastropubs in the immediate vicinity. The property also benefits from excellent transport links. Angel station offers the closest underground service on the Northern line, with Caledonian Road & Barnsbury, Kings Cross and Highbury & Islington also within easy distance providing underground and overground services across London.

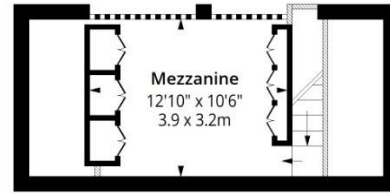
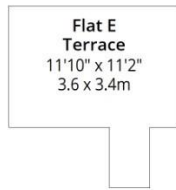
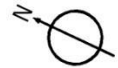
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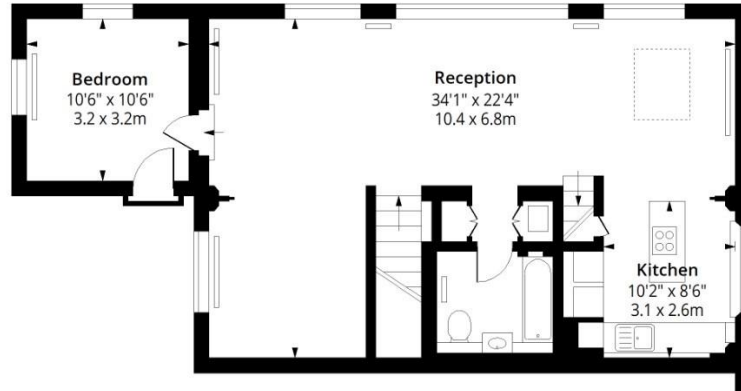
Richmond Avenue, N1

Approx. Gross Internal Area 1063 Sq Ft - 98.75 Sq M
Approx. Gross Terrace Area 98 Sq Ft - 9.10 Sq M



Third Floor

Floor Area 155 Sq Ft - 14.40 Sq M



Second Floor

Floor Area 874 Sq Ft - 81.19 Sq M

First Floor Entrance

Floor Area 34 Sq Ft - 3.16 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 5/9/2025

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250530>

Tenure: Leasehold

Term: 178 year and 3 months (Subject to change)

Service Charge: £3388.84 per annum (approx.)

Ground Rent: TBC

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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