



CLAREMONT HEIGHTS, PENTONVILLE ROAD, LONDON, N1
£750,000 SHARE OF FREEHOLD

**A WELL PRESENTED 817 SQ. FT. TWO BEDROOM,
TWO BATHROOM MODERN APARTMENT WITH
SECURE PARKING AND BALCONY**

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

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DESCRIPTION:

An 817 sq. ft., South facing, two double bedrooms, two-bathroom modern apartment set in a well-maintained development with recently refurbished kitchen. The large open plan living room/ kitchen with breakfast island and plenty of worktop as well as cupboard space offers perfect hosting area as it also leads off to a private South facing balcony. The en-suite bedroom offers a three-piece bathroom with shower room and fitted wardrobe. The second double bedroom offers a private South facing balcony. There is a further three-piece family bathroom with bathtub. This well-maintained home is finished to the highest standard, offers plenty of storage, day time concierge, double glazed windows throughout, is extremely secure, and complete with private secure parking space.

Claremont Heights on Pentonville Road is a modern residential development of 46 flats situated in a historically significant area of Islington, North London, largely constructed after 1980. It stands near the early 19th-century Claremont Square and the site of the former Claremont Chapel, which served the area during its development in the 1800s.

Islington's vibrant Upper Street is a short distance from the apartment. From here, beautiful Camden Passage has an array of independent food provisions, boutiques, cafés and restaurants as well as antiques and market stalls. There is a large branch of Waitrose and also M&S Food. Nearby, Islington farmers' market is held every Sunday in Chapel Market. Nearby Clerkenwell has plenty of established dining options, including The Eagle (the first gastro pub in London), the original St John, Luca, and Bouchon Racine. In nearby Exmouth Market, the much-loved Moro and the original outpost of Caravan can be counted among the excellent local offerings, alongside newcomers Morchella and Ken's. Nearby green spaces include; Myddleton Square, Culpepper Community Garden, Spa Green Fields and Highbury Fields. The Regent's Canal and its meandering footpath is also nearby for walks towards Coal Drops Yard and Camden or in the opposite direction to De Beauvoir and Broadway Market. The apartment is a short walk from some of London's best theatre, comedy and live music venues including Sadlers Wells Theatre, The Almedia, The Angel Comedy Club at The Bill Murray, and the Union Chapel. There is also the Everyman Screen on the Green on Upper Street. Angel station is 0.2 miles away and runs Northern line services, while King's Cross (Piccadilly, Metropolitan, Hammersmith & City, Victoria lines, and National Rail) is 0.6 miles away.

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Claremont Heights, Pentonville Road, N1
Approx. Gross Internal Floor Area 817 sq. ft / 75.92 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tenure: Share of Freehold

Term: 972 year and 0 months (Subject to change)

Service Charge: £5500 per annum (approx.)

Council Tax Band: F

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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