



FLORENCE STREET, LONDON, N1
£1,000,000 SHARE OF FREEHOLD

**A UNIQUE 1317 SQ.FT. TWO BEDROOM, TWO
 BATHROOM APARTMENT WITH PATIO SET
 RIGHT IN THE HEART OF ISLINGTON**

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DESCRIPTION:

Converted in 1890's to apartments, this two-bedroom, two-bathroom flat with private patio, living area, integrated modern kitchen and a study is set right in the very heart of Islington. The property offers lots of open lateral space which comprises of a large semi- open plan reception room, dining room and fully fitted kitchen. The property also includes a perfect solution to working from home with a large separate study area. The substantial master bedroom is situated at the rear of the property and offers a luxurious ensuite four-piece modern bathroom with bathtub and shower room. The second bathroom with overhead shower is located off the living space. The second bedroom is facing the front and leads onto the private patio. The property is complete with ample storage, an integrated sound system and specialised lighting solutions.

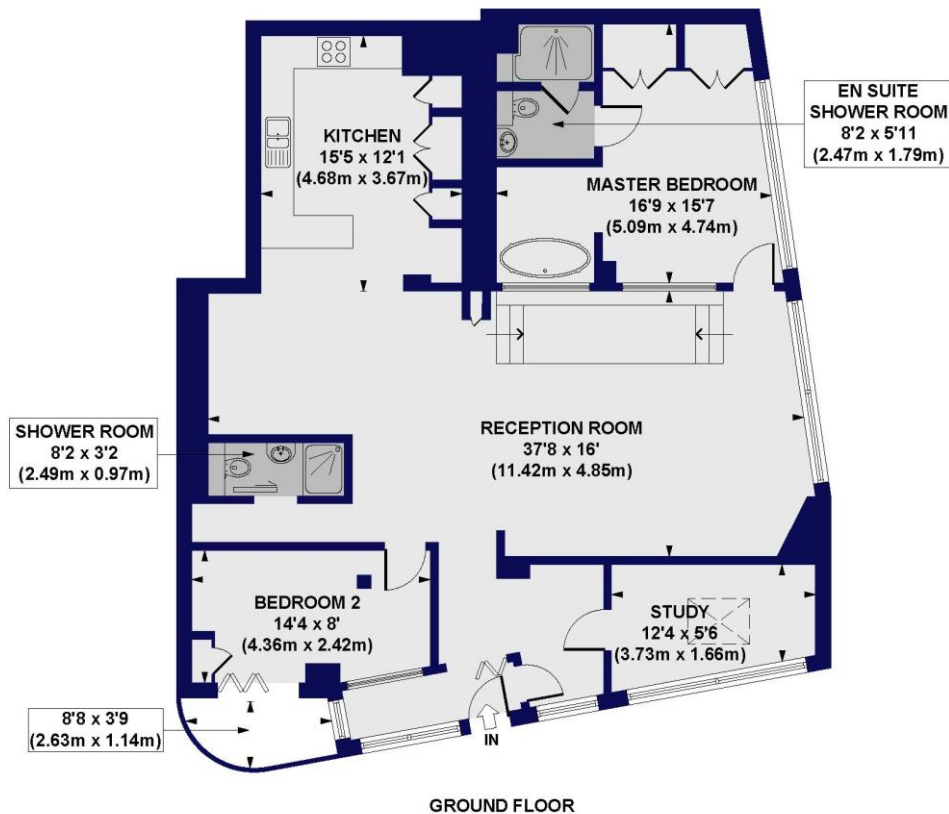
Florence Street was laid out around 1858 off Upper Street in London's N1 postal district, It's developed from a comfortable mid-Victorian, middle-class enclave into a mixed working- and middle-residential area by the late 19th century, featuring local landmarks like the former Vestry Hall and the historic Florence Tavern. A brilliant selection of popular restaurants such as Ottolenghi, Bellanger and 1251 by James Cochran are within walking distance and run alongside a huge selection of boutique shops including the new Islington Square development. An array of brilliant transport links are at hand for effortless access across London and beyond. A variety of bus routes are located on Upper Street and Essex Road offering access to the City and West end whilst both Angel and Highbury and Islington stations provide underground links alongside overground services from Essex Road to Moorgate.

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Florence Street, N1
Approx. Gross Internal Floor Area 1344 sq. ft / 124.87 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	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260407>

Tenure: Share of Freehold

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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