



ISLINGTON PARK STREET, LONDON, N1
OFFERS IN EXCESS OF £475,000 LEASEHOLD

**A BRIGHT 537 SQ. FT. ONE BEDROOM PERIOD
CONVERSION ONLY 0.2 MILES FROM
Highbury & Islington Station**

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

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DESCRIPTION:

Spanning around 537 sq. ft. is this bright, airy and South- West facing one bedroom apartment on the first floor of a well-maintained period conversion is located only 0.2 miles from the Highbury & Islington Station.

Upon entering you are greeted into a hallway that leads to a large three-piece bathroom with a shower on the left and a fitted kitchen on the right. The bright and large living room in the front has ample space for a dining table and leads to a double bedroom on the right which offers fitted wardrobes.

Islington Park Street sits between Upper Street & Liverpool Road, with the amenities of vibrant and buzzy Upper Street are quite literally on your doorstep. Alternatively, the gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsburys located at the Southern end of Liverpool Road, close to Angel. The greenery and amenities of Highbury Fields easily accessible, with the Underground found at Highbury & Islington (Victoria line, Mildmay and Windrush line) and the Angel (Northern Line).

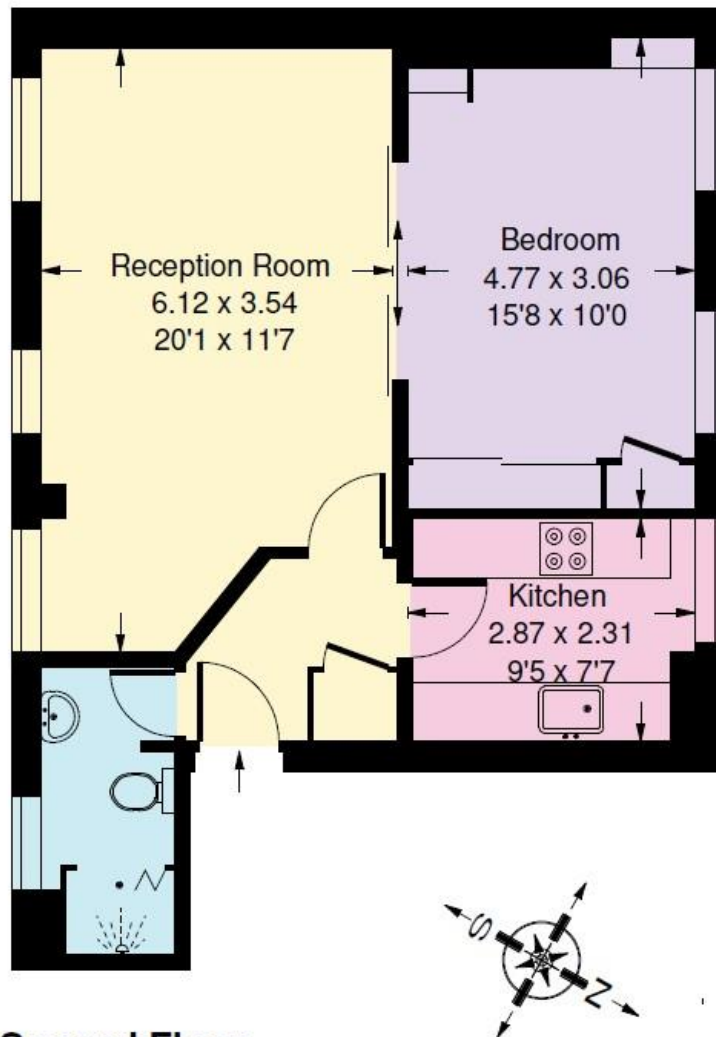
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Approx. Gross Internal Area
49.2 sq m / 537 sq ft



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

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	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250595>

Tenure: Leasehold

Term: 970 year approx.

Service Charge: £1850 per annum approx..

Ground Rent: peppercorn

Council Tax Band: D

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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