



PLEASANT PLACE, LONDON, N1  
OFFERS IN EXCESS OF £450,000 LEASEHOLD

A BEAUTIFULLY PRESENTED, ONE DOUBLE  
BEDROOM APARTMENT SET MOMENTS FROM  
ESSEX ROAD AND UPPER STREET

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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### DESCRIPTION:

A bright, one double bedroom apartment set on the first floor of this handsome mansion block in Islington, N1. Benefitting from an east to west facing aspect, the property allows for a sensational amount of light to pour into every room. Accommodation comprises of a spacious reception room, with built in storage and two large sash windows. The kitchen is well proportioned and offers plentiful worktop and cupboard space, along with ample dining space. A good-sized double bedroom and family sized bathroom complete the property.

The property is just a short distance from a vast selection of restaurants, bars and shops on Upper Street as well as being withing striking distance from a number hugely popular gastro pubs. An array of brilliant transport links are on hand with a number of options for easy travel across London. Angel station (Northern line) and Highbury and Islington (Victoria line and overground) are both within easy reach whilst a large number of bus routes facilitate effortless access to the City and West End. St Pancras is also close by for convenient international transport links.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

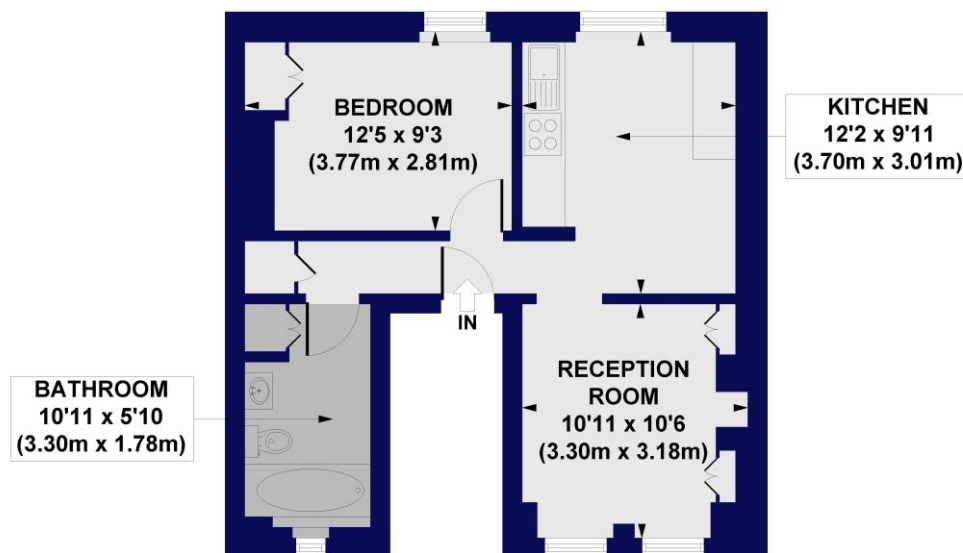
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**Pleasant Place, N1**  
**Approx. Gross Internal Floor Area 467 sq. ft / 43.40 sq. m**



**FIRST FLOOR**

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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250315>

**Tenure:** Leasehold

**Term:** 118 year and 11 months

**Service Charge:** £1990 per annum (approx..)

**Ground Rent:** £ 10 Annually (subject to review)

**Council Tax Band:** C

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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