

ISLINGTON PARK STREET, LONDON, N1
£400,000 SHARE OF FREEHOLD

A BRIGHT AND WELL PROPORTIONED ONE
DOUBLE BEDROOM FLAT ONLY 0.3 MILES
FROM Highbury & Islington Station

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

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DESCRIPTION:

A North - South facing, bright, airy and well-presented 347 sq. ft. one double bedroom flat with an open plan livingroom/ kitchen in a period conversion located only 0.3 miles from Highbury & Islington station.

Upon entering you are greeted with a hallway that leads to the open plan livingroom and modern fitted kitchen with built-in appliances. The South facing 10.23 meter square double bedroom comes with fitted wardrobes and the three-piece family bathroom with a walk-in shower.

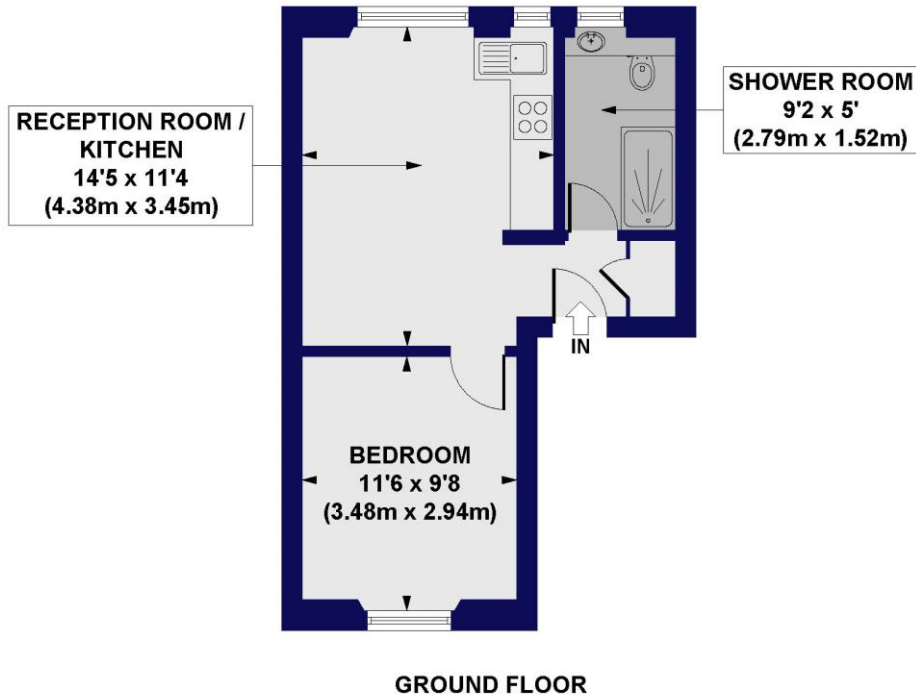
Islington Park Street sits between Upper Street & Liverpool Road, with the amenities of vibrant and buzzy Upper Street are quite literally on your doorstep. Alternatively, the gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsburys 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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Islington Park Street, N1
Approx. Gross Internal Floor Area 347 sq. ft / 32.23 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		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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