



ISLINGTON PROPERTIES



## Richmond Avenue

Islington, N1

£1,325,000

Freehold

Superb three bedroom contemporary townhouse set on an elegant tree lined road in the heart of Barnsbury. The house is well positioned for local amenities, including nearby gastro pubs and the array of shops and restaurants on Upper Street, and offers flexible accommodation over three floors. Popular local schools are close by, as are the verdant garden squares of Barnsbury, and the green open spaces of nearby Thornhill Park Garden. Excellent transport links are provided by Angel station (Northern Line) and Caledonian Road and Barnsbury station (Overground), together with the varied local bus routes on Caledonian Road and Upper Street.

- Rare to market
- Offered with no onward chain
- Integral garage
- Secluded walled garden
- Two bathrooms
- Spacious open plan living space
- Stylish balcony
- Bright and airy
- Council tax: Band G

### Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



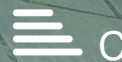
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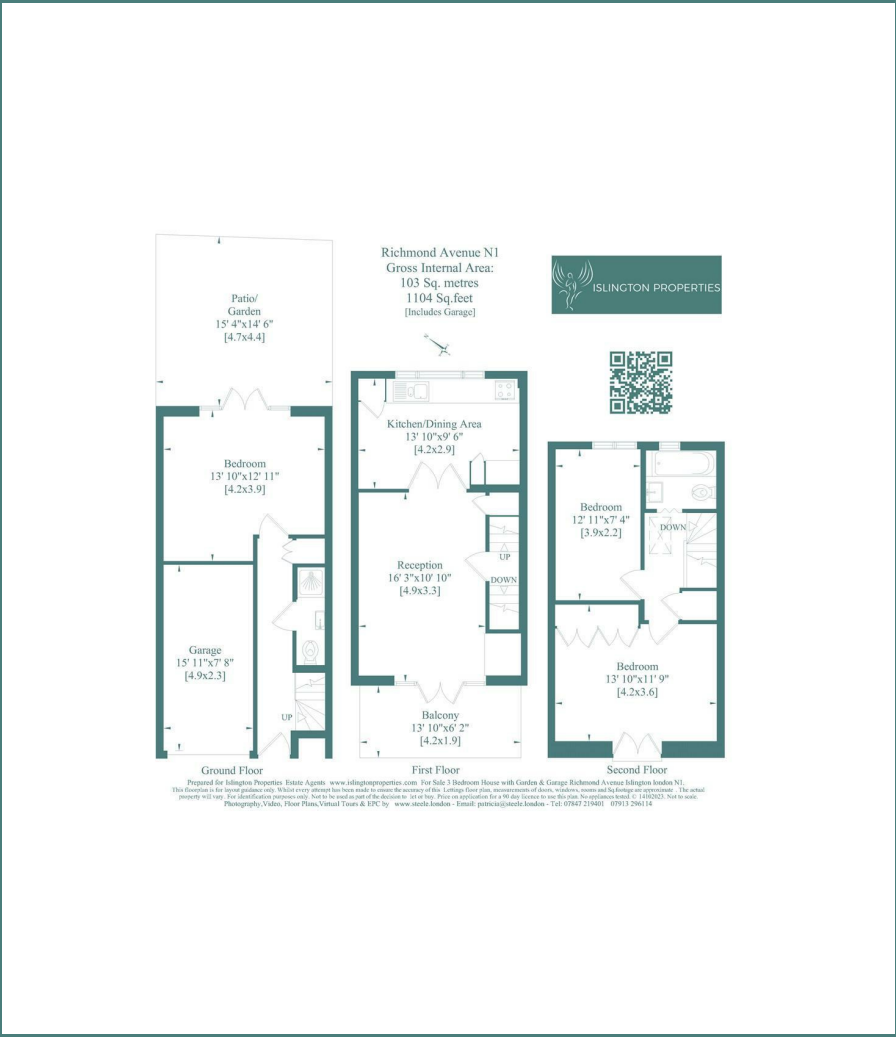
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Additional Information

- Heating: Gas central heating
- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Broadband: Predicted Standard, Superfast, Ultrafast (Ofcom)
- Mobile signal/coverage: Predicted likely O2, Predicted limited Vodafone, EE, Three (Ofcom)
- Parking: Integral garage

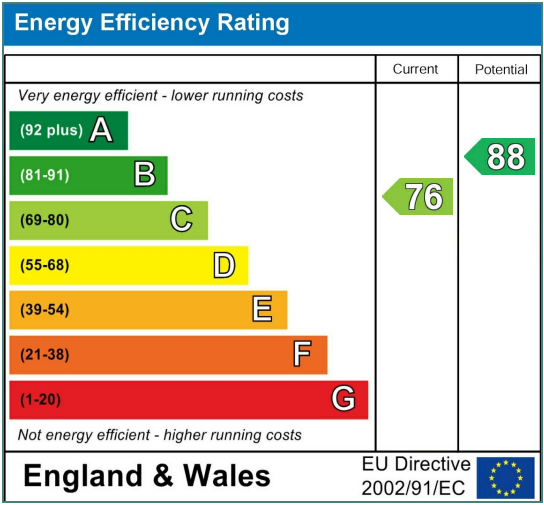
Floor Plan



Area Map



Energy Efficiency Graph



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