



Upper Street, London, N1

- Chain free
- Two bedrooms
- Kitchen/diner
- Close to amenities

- Long lease
- Home office
- Large reception room
- Close transport links

Asking Price £1,000,000

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Offered to the market chain free, this exceptionally spacious first-floor apartment spans approximately 1,372 sq ft (127.5 sq m) and is situated on the iconic Upper Street in the heart of Islington. Beautifully bright throughout and arranged over an impressively large footprint, the property offers versatile living spaces ideal for modern living, home working and entertaining.



You enter into a superb 22'4 kitchen and dining room, this generous space features contemporary cabinetry, extensive worktop surfaces and ample room for a large dining table, creating a fantastic setting for everyday living and hosting. A 25'7 reception room sits at the heart of the home, filled with natural light and offering an excellent area for relaxing, reading or adding further workspace if desired.



Beyond the main living areas, the property includes two well-proportioned double bedrooms together with a separate 19'7 home office, offering valuable flexibility for those working from home or seeking an additional reception or studio-style space.

The stylish bathroom features a walk-in shower, modern fittings and classic metro tiling. Additional benefits include good storage, high ceilings and large sash-style windows throughout.

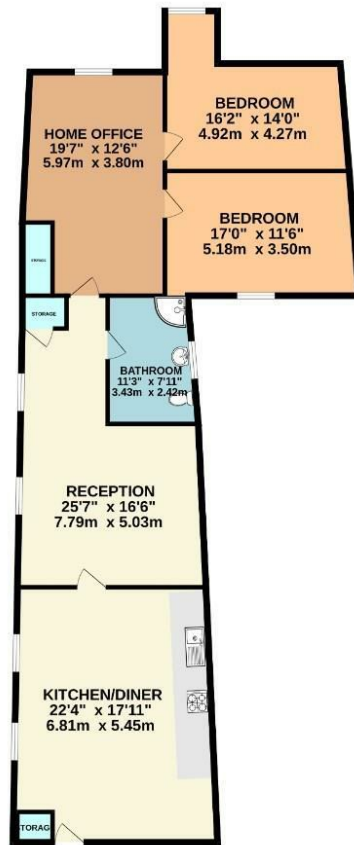
The property enjoys an enviable position on Upper Street, moments from the area's many cafés, restaurants, boutique shops and cultural venues. Green spaces including Highbury Fields and Islington Green are close by, as well as a wide choice of supermarkets and independent stores. Transport connections are excellent with Highbury & Islington Station (Victoria Line, Overground), Angel Station (Northern Line) and Essex Road Station all within easy reach, along with numerous bus routes into The City and West End.



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FIRST FLOOR
1372 sq.ft. (127.5 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact highburyandislington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

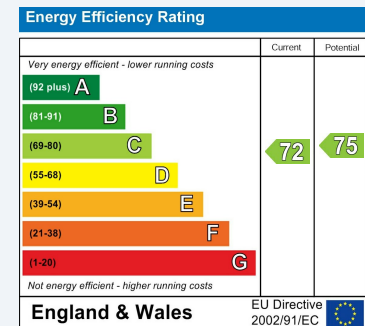
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

