

# HUNTERS®

HERE TO GET *you* THERE

Upper Street, London, N1

Price £1,000,000

Property Images



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## Property Images

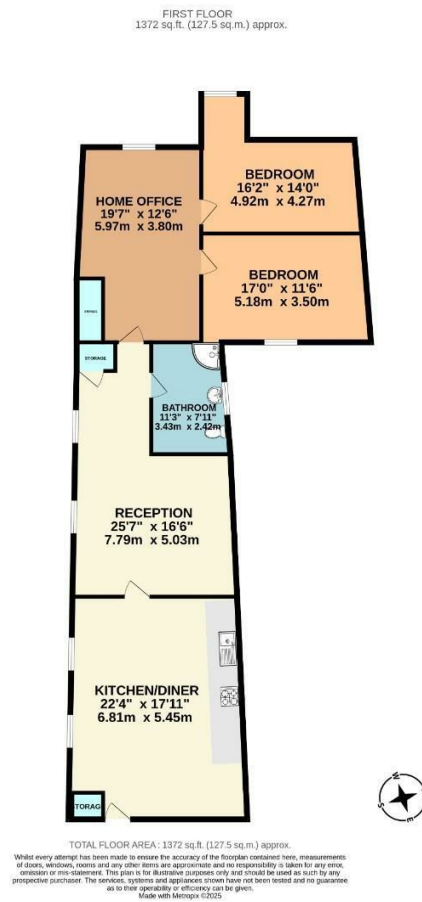




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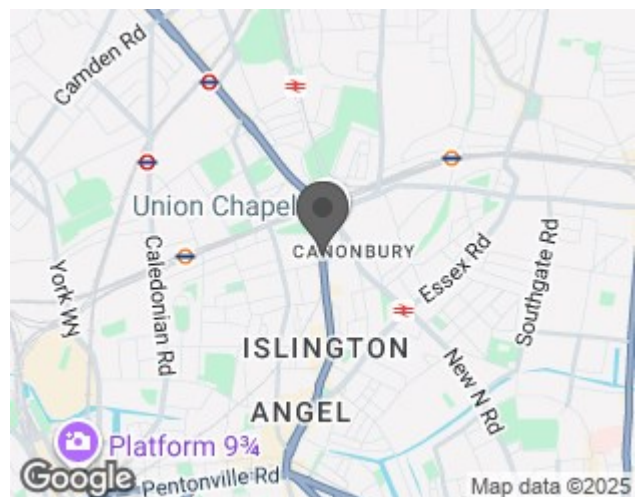
## Floorplan



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

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.

## Features

- Chain free • Long lease • Two bedrooms • Home office • Kitchen/diner • Large reception room • Close to amenities • Close transport links