



ISLINGTON GREEN, LONDON, N1  
£599,000 LEASEHOLD

## A WONDERFUL ONE BEDROOM APARTMENT WITH AMAZING VIEWS OF ISLINGTON GREEN

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## DESCRIPTION:

Set across the first floor of this well-maintained block on Islington Green is this bright and airy one bedroom flat. Spanning over 600sqft, the property is flooded with natural light and boasts well-proportioned rooms throughout. Accommodation includes a bathroom, a generous bedroom with inbuilt wardrobes and a separate kitchen with integrated appliances and plentiful worktop space. The reception room is larger than average providing sufficient space for a dining table, with breathtaking views of Islington Green making it the perfect entertaining space.

The flat is perfectly situated on Islington Green and is ideally located for an array of local cafes, restaurants and shops on Upper Street as well as being within easy reach of Regents Canal and Granary Square at Kings Cross. Transport links are some of the best around with Angel station offering the closest underground links on the Northern line whilst further links across London are facilitated from Kings Cross.

Shoreditch and the City can be easily reached on foot although many prefer a leisurely cycle or an effortless bus ride from one of the many stops located nearby.

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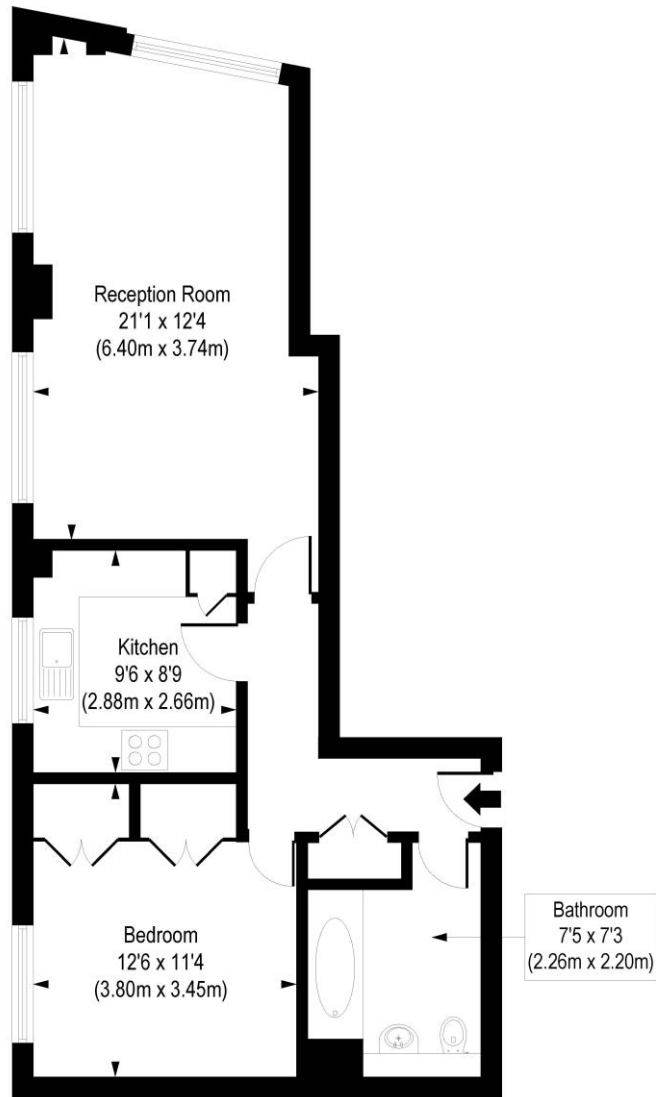




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# Bacon Street, E2

Approx. Gross Internal Floor Area 617 sq. ft / 57.33 sq. m



First Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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