



FLORENCE COURT, FLORENCE STREET, LONDON, N1
£485,000 SHARE OF FREEHOLD

A WONDERFUL ONE BEDROOM GROUND FLOOR APARTMENT IN THE HEART OF ISLINGTON

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DESCRIPTION:

Set across the ground floor of this charming, red brick development is this fantastic one bed flat. The property offers well-proportioned rooms and benefits from high ceilings throughout. Accommodation includes a master bedroom, a contemporary bathroom, a generous reception room and eat-in kitchen. The property further benefits from a share of the freehold and is offered to the market on a chain-free basis.

Florence Street is tucked behind Upper Street so offers a wonderfully quiet yet convenient location in the heart of Islington. A brilliant selection of popular restaurants such as Ottolenghi, Bellanger and 1251 by James Cochran are within walking distance and run alongside a huge selection of boutique shops including the new Islington Square development. An array of brilliant transport links are at hand for effortless access across London and beyond. A variety of bus routes are located on Upper Street and Essex Road offering access to the City and West end whilst both Angel and Highbury and Islington stations provide underground links alongside overground services from Essex Road to Moorgate.

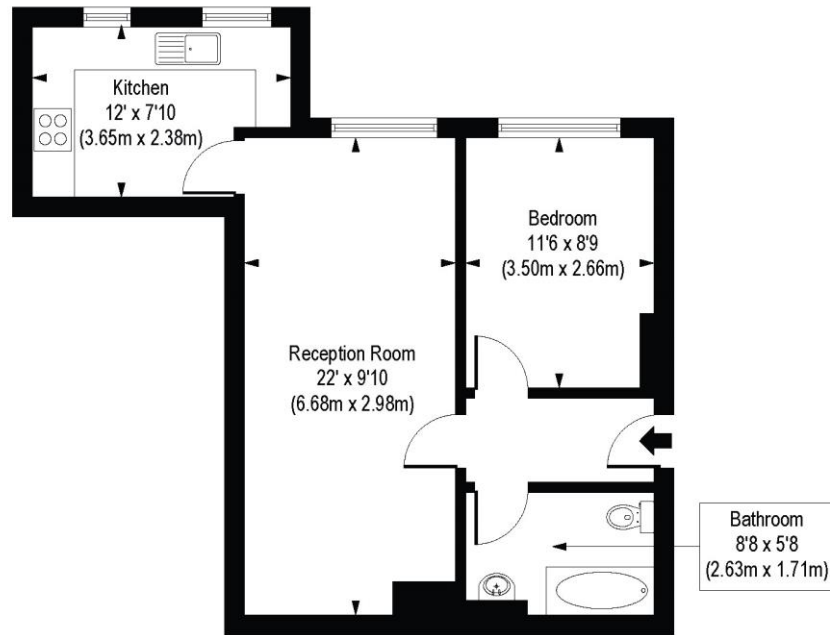
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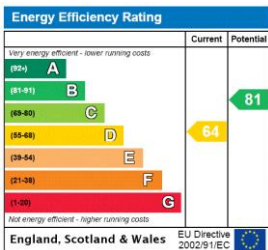
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Approx. Gross Internal Floor Area 504 sq. ft / 46.83 sq. m



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.



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