



St. Albans Place, Islington, London NI



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Discreetly located in the heart of bustling Islington and tucked away in a mews style lane just off Upper Street, Climpson House is the epitome of modern living, combining high level specification with cutting edge design. This superb split level penthouse apartment is superbly finished throughout and features engineered light washed oak flooring, integrated Miele appliances, Quooker instant boiled water tap and partial Lutron lighting. The home also benefits from underfloor heating, polished plaster in the bathrooms and high quality matt black architectural fittings throughout. A retractable glass roof leads to the beautiful roof terrace, with spectacular views across Islington and the city beyond. The views are breathtaking and impossible to capture without viewing the property.



Guide price: £1,550,000

Tenure: Leasehold: approximately 122 years remaining

Service charge: £5,600 per annum

Ground rent: £330 per annum, reviewed every 25 years

Local authority: London Borough of Islington

Council tax band: G

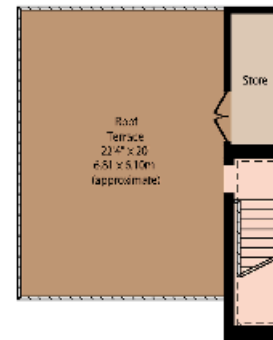
Potential purchasers will have an eyeshot of St Pauls Cathedral which can also be seen from the living room, and the view is even more incredible at night offering the perfect frame. This space is an exceptional sun trap for the summer months or for entertaining friends and family. Together with a further terrace and a balcony on the fourth floor, the flat has an array of options if someone is looking for outside space. There are two generous bedrooms, both with built-in wardrobes with timber veneer doors, motion sensor lighting and a mixture of drawers and shelves. The principal bedroom features a stylish en suite shower room and there is also a further family bathroom on this floor. An oak staircase leads to a terrace and a smaller south-facing balcony. Please note that we have been unable to confirm the date of the next review for the service charge or ground rent. You should ensure that you or your advisors make your own inquiries.





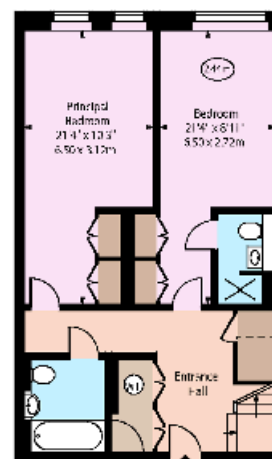


Climpson House,
St. Albans Place, N1



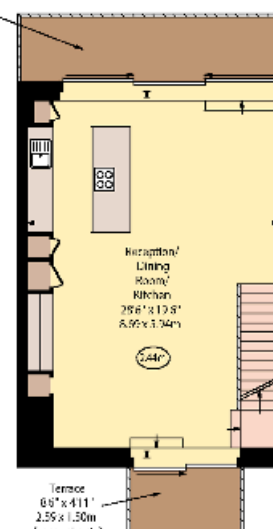
Terrace
20' x 4'9"
5.18 x 1.42m
(approximate)

3'00" Terrace



Second Floor

Approx Gross Internal Area
(Excluding Stairs)



Third Floor

1223 Sq Ft - 113.62 Sq.M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2023. Photographs and videos dated February 2023.

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