



Augustas Lane, Islington, London NI



Augustas Lane, Islington, London N1

The apartment is situated on the first floor of Bayes House, an elegant Victorian school conversion, and is entered through an impressive atrium. The ground floor of the flat comprises a bright hallway and spacious living room with double-height windows providing an abundance of natural light and views on to the communal gardens and Barnsbury Park. Adjacent to this room is a modern bathroom. On the first-floor mezzanine is a large and well-appointed kitchen, dining and living space finished to an excellent standard. On the top floor is a charming and elegant double bedroom with bespoke fitted wardrobes. The property has been refurbished with high quality fittings, offering a large amount of built in storage and features electric underfloor heating throughout.



1



1



2

EPC

TBC

Guide price: £750,000

Tenure: Leasehold: approximately 236 years remaining

Service charge: £4,000 per annum*

Ground rent: £300 per annum, reviewed every 25 years*

Local authority: London Borough of Islington

Council tax band: D





Location

The property is situated in a quiet setting moments from Upper Street. Highbury & Islington station providing superb links around London with the Victoria Line, London Overground and National Rail services. The gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Marks & Spencers, Waitrose and Sainsbury's located at the southern end of Liverpool Road, close to Angel.

Bayes House benefits from 24-hour concierge services, bicycle storage and landscaped communal gardens.

*Please note that we have been unable to confirm the date of the next review for the ground rent and service charge. You should ensure that you or your advisors make your own inquiries.



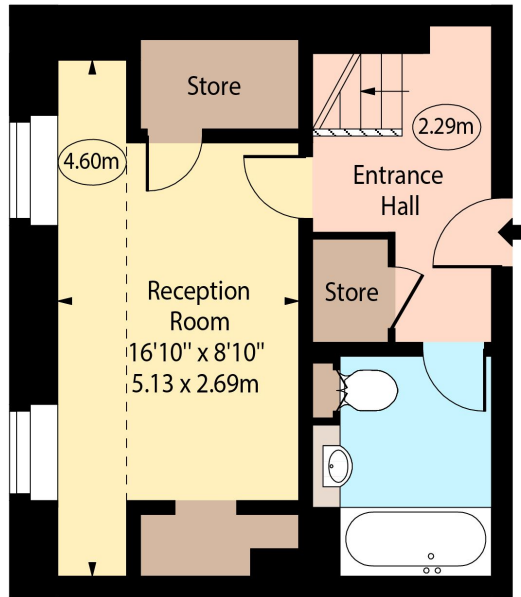


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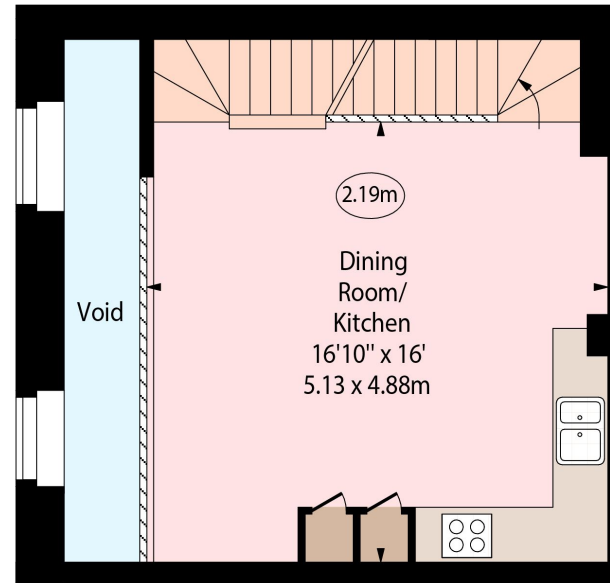


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

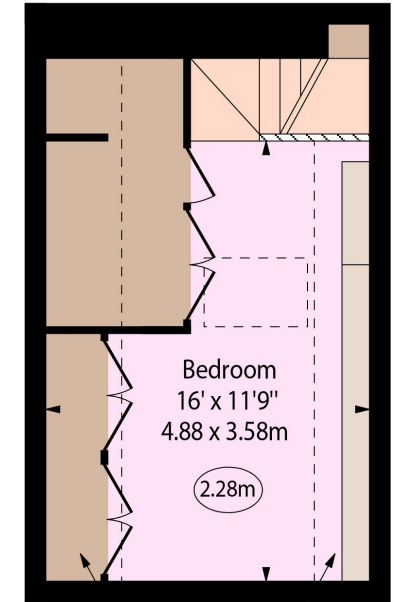
○ - Ceiling Height



First Floor



Second Floor



Restricted Heights Area
Third Floor

Approx Gross Internal Area 760 Sq Ft - 70.60 Sq M
 Approx. Floor Area Including Restricted Heights
 (Excluding Void) 843 Sq Ft - 78.31 Sq M

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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 April 2024. Photographs and videos dated April 2024.
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