



Shillingford Street, Islington, London NI



Shillingford Street, Islington, London **NI**

A charming two bedroom flat on the top floor of a period conversion, benefiting from its own street entrance.

The first floor features a bright and airy, open-plan kitchen reception room oozing character with wooden flooring, sash windows and high ceilings. The fully integrated, modern kitchen overlooks the rear garden and offers plenty of surface space. On the top floor, there are two double bedrooms and a contemporary bathroom.

There is also direct access to a terrace, large enough for a bistro table and chairs with steps leading down to a private, east-facing garden.

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



Guide price: £925,000

Tenure: Leasehold: approximately 105 years remaining

Ground rent: £300 per annum

Local authority: London Borough of Islington

Council tax band: D





Location

Shillingford Street sits just off Islington's Upper Street, extremely convenient for all of Islington's restaurants, theatres, bars and shops. Cross Street and Shillingford Street has its own boutique shops. Transport links are excellent, with both Highbury & Islington Station (Victoria line and Overland services) and Angel Station (Northern line), as well as the many buses of Essex Road and Upper Street close by.

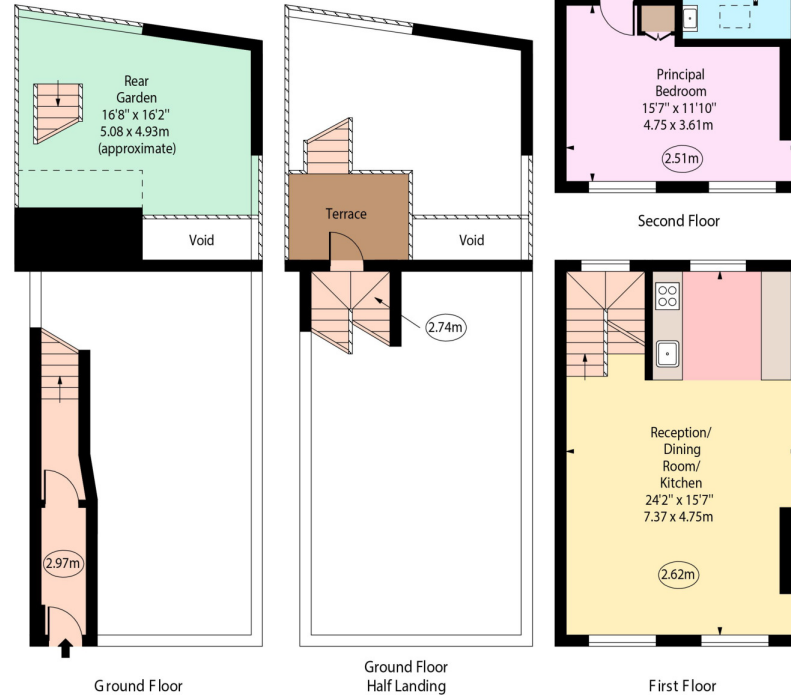




Shillingford Street, N1



○ - Ceiling Height



Approx Gross Internal Area 830 Sq Ft - 77.10 Sq M

For Illustration Purposes Only - Not To Scale

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.

Knight Frank

Islington & King's Cross

Sales

321-322 Upper Street

London N1 2XQ

knightfrank.co.uk

I would be delighted to tell you more

Sebastian Toy

+44 20 3657 7348

sebastian.toy@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated July 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.