



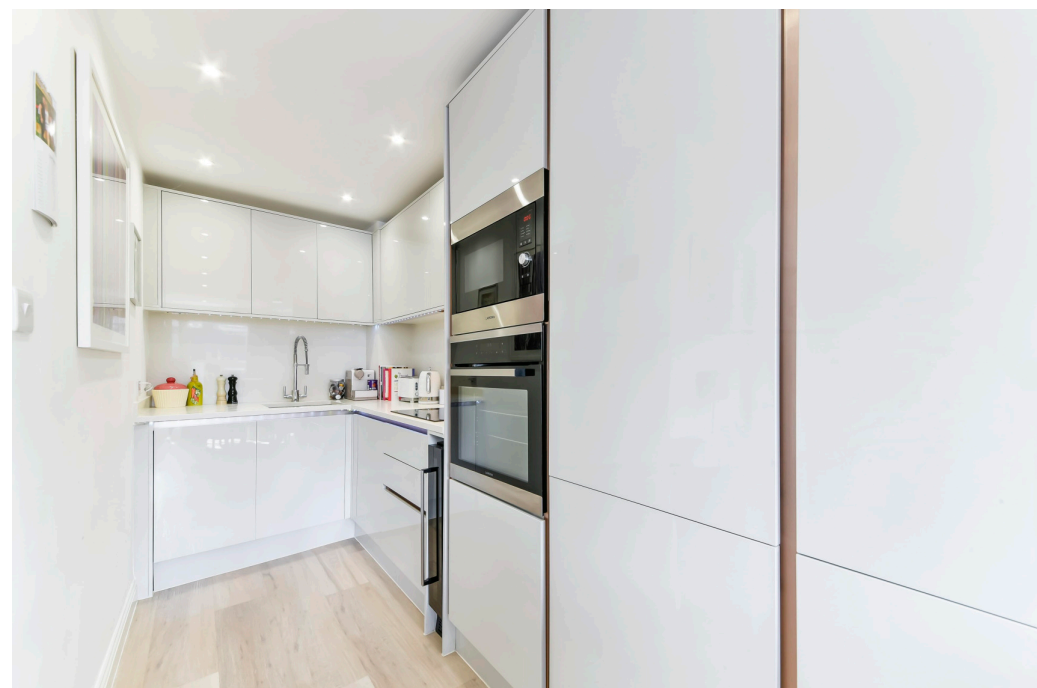
Barnsbury Street, Islington, London NI



# Barnsbury Street, Islington, London N1

A light and airy, two bedroom flat situated on the first floor in a handsome development. The property comprises a spacious open plan kitchen and reception room, which is flooded with natural light. There is wooden flooring throughout and the kitchen has been recently refurbished oozing contemporary design. The modern bathroom is adjacent and it is finished to an excellent standard.

To the rear is the principal bedroom benefitting from fitted wardrobes and the second bedroom is currently being used as a study. The property also benefits from a private, parking space which is secure, gated and underground.



**Guide price:** £600,000

**Tenure:** Leasehold: approximately 95 years remaining

**Service charge:** £2,795.64 per annum, reviewed annually, next review due 2024

**Ground rent:** £225 per annum, reviewed every 25 years, next review due 2044

**Local authority:** London Borough of Islington

**Council tax band:** D



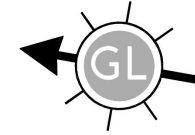
## Location

Amey Hill House, set on Barnsbury Street, is perfectly positioned for the many shops, restaurants and bars on Upper Street and only a short distance away from the green spaces of Highbury Fields.

Highbury and Islington offers the closest over ground and underground links whilst Drayton Park also provides easy access to Moorgate. Numerous bus routes are located on Holloway road and Upper street and international transport is facilitated from St Pancras.

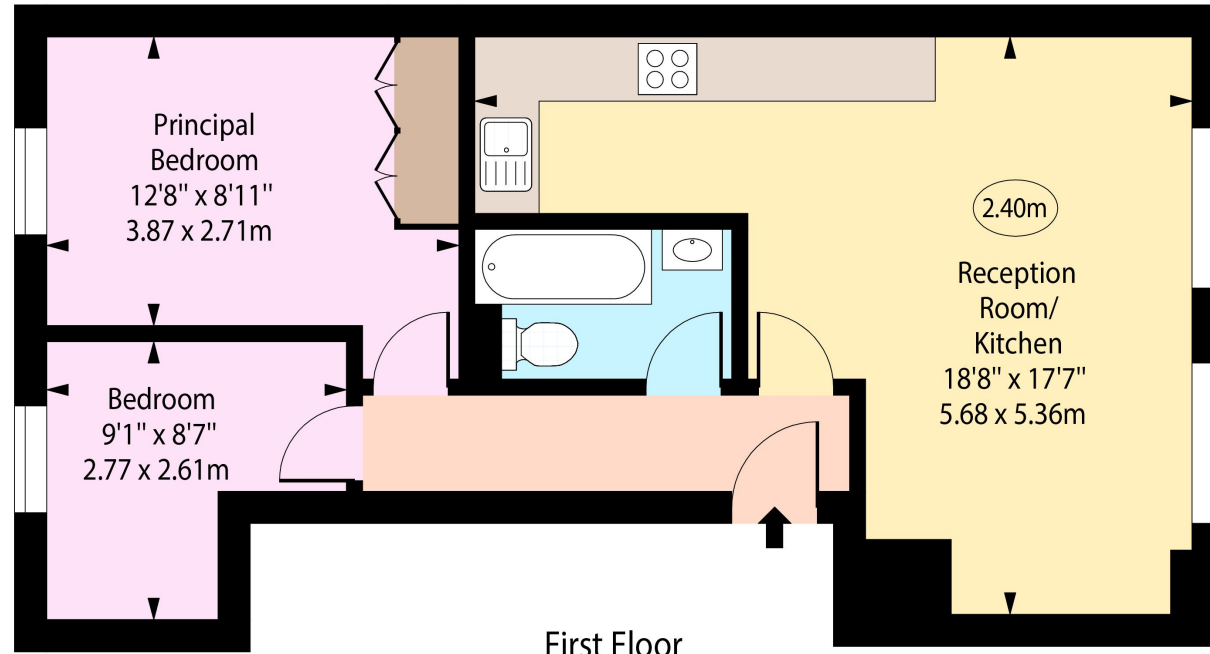


# Amey Hill House, Barnsbury Street, N1



○ - Ceiling Height

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.



First Floor

Approx Gross Internal Area

542 Sq Ft - 50.35 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 March 2024. Photographs and videos dated November 2022.

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