

Islington Office

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**ROSEBERY AVENUE, CLERKENWELL, EC1R**
£460 per week**Preliminary Details**

In a remarkable Grade II listed Building, this one bedroom first floor flat offers spacious living with a separate Mezzanine Level in the reception room. The kitchen is fully fitted and the bedroom has plenty of storage. Other benefits include high ceiling's, lots of natural light, a concierge, lift, residents' gym and large communal gardens. Ideally located within a short walking distance to Angel Tube station offering easy access into Central London and the City, this apartment would be ideal for a single professional or a professional couple. Moments from popular Upper Street with its variety of restaurants, shops and bars. This flat is offered Furnished. Underground Parking available.

**1 Bedroom • 1 Bathroom**

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Area Overview

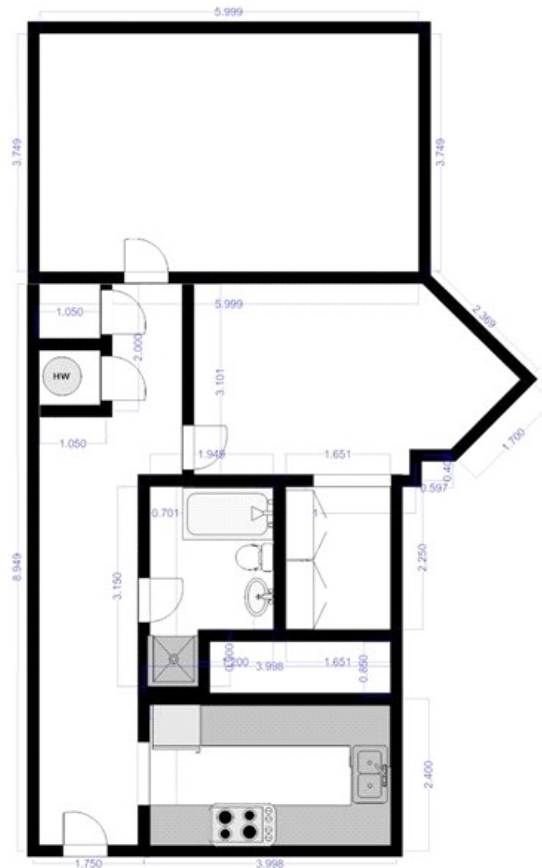
Situated just to the north of the City, Clerkenwell plays host to some magnificent Georgian houses and historic churches sandwiched between old warehouses, many of which have been turned into beautifully presented flats. Shakespeare, Hogarth, Lenin and Pepys have all had associations with Clerkenwell and some of the old trades such as printing and clockmaking still survive. New industries now sit comfortably alongside these traditional trades, with media companies now as prevalent as the diamond dealers of Hatton Garden.





Rosebery Avenue, Clerkenwell 🚇 Angel (0.3M), 🚇 Farringdon (0.6M), 🚇 Barbican (0.7M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285



Approx Internal Area: 77 sq. m

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	82	85		83	84
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR ROSEBERY AVENUE, CLERKENWELL, EC1R



Sadler's Wells

Sadler's Wells Theatre is the collective name of the 6 theatres which have been located in Islington since 1683. The theatre is dedicated to bringing the best in UK and international dance to a London audience, from contemporary dance, to flamenco, tap and family shows, there is something for everyone to enjoy.

🚶 200m (3 mins) from Rosebery Avenue



Angel Tube

Located in Islington, this station is on the Northern Line between Old Street and Kings Cross. The station opened in 1901 and was named after the once-famous Angel Inn pub. The station is perhaps most famous for having the highest escalators in Western Europe, with a vertical depth of 90ft.

🚶 500m (8 mins) from Rosebery Avenue



Business Design Centre

An exhibition centre located on Upper Street, in fashionable Islington, which plays host to over 80 exhibitions and 250 conferences per year. The Grade II listed building, formerly the Royal Agricultural Hall, was rescued from demolition in 1981 and is now considered to be one of London's most stylish venues.

🚶 800m (13 mins) from Rosebery Avenue



Camden Passage

Camden passage is a pedestrian area just off Upper Street in Islington, and is home to London's most thriving antiques market. Hidden down the cobbled streets, the market is famous for its unique collection of shops, stalls and hidden gems and continues to attract visitors from all over the world.

🚶 800m (13 mins) from Rosebery Avenue



Paul A Young Chocolate Shop

Pure chocolate indulgence can be found tucked away in Camden Passage, Islington. Yorkshire born Paul has the well earned reputation as a world class artisan chocolatier, being ranked in the world's top 10, and is famous for his unique and often daring flavour combinations.

🚶 800m (13 mins) from Rosebery Avenue



Islington Green

A small triangular green which marks the convergence of Upper Street and Essex Road in Islington. The pretty and popular park is an area of common land which roughly acts as the border between Angel and Islington

🚶 900m (15 mins) from Rosebery Avenue