

Islington Office

1 Theberton St
London
N1 0QY

T 020 7354 3283
F 020 7704 9590
E islington@edmundcude.com

**WYNFORD ROAD, ISLINGTON, N1**
£330 per week**Preliminary Details**

This flat is ideally located in the popular Half Moon Estate in Central Islington, moments to Kings Cross Tube station and also Angel tube station. Offering lots of natural light in each room, this flat is a first floor maisonette has a spacious reception room and bedroom and the advantage of an extra study room. With excellent security and gas central heating and double glazing, this flat on the second floor of this block would make an ideal home for a single professional or a professional couple. Upper Streets bars and restaurants are all in close proximity and accessibility to Central London and the City is very easy from this location.

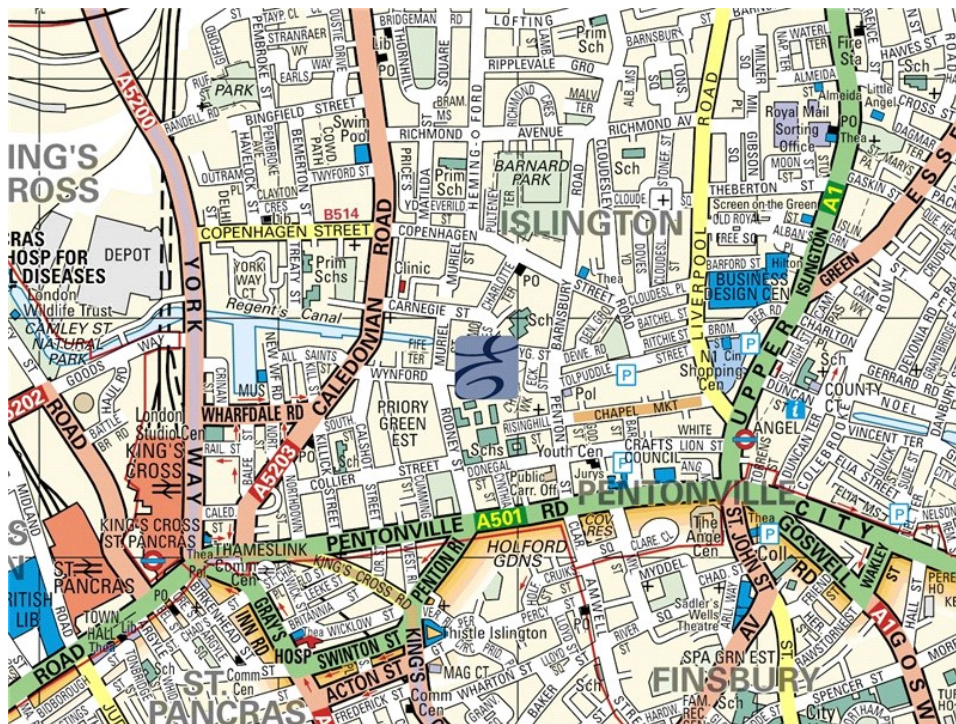
**1 Bedroom • 1 Bathroom**

1 Theberton St, London, N1 0QY
T 020 7354 3283 F 020 7704 9590 E islington@edmundcude.com
www.edmundcude.com



Area Overview



Much gentrified in recent years, Islington has become very popular with city professionals and young families alike. Upper St, the beating heart of Islington, offers an enormous choice of upmarket bars, restaurants and shops. Many of the period properties are Georgian terraces, but several new and luxurious apartment blocks replete with gyms, restaurants and swimming pools, have recently been completed.



Wynford Road, Islington  Angel (0.3M),  Kings Cross (0.5M),  Kings Cross St. Pancras (0.6M)

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		65	(55-68) D		70
(39-54) E	39		(39-54) E	47	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
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 WYNFORD ROAD, ISLINGTON, N1



Cloudesley Square

Situated close to Angel tube station, this pretty square is perfectly situated to all the popular nearby Islington attractions, such as the Business Design Centre and Islington Green.

🚶 500m (8 mins) from Wynford Road



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.

🚶 600m (10 mins) from Wynford Road



Kings Place

A new classical music venue and art gallery situated just minutes from Kings Cross and St Pancras in London. Following a competition, Dixon Jones was appointed to design the building, which combines music and art, as well as providing a world class conference, events and office centre.

🚶 600m (10 mins) from Wynford Road



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.

🚶 600m (10 mins) from Wynford Road



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.

🚶 700m (12 mins) from Wynford Road



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.

🚶 700m (12 mins) from Wynford Road