**Islington Office**

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# ISLINGTON HIGH STREET, ISLINGTON, N1

£350 per week

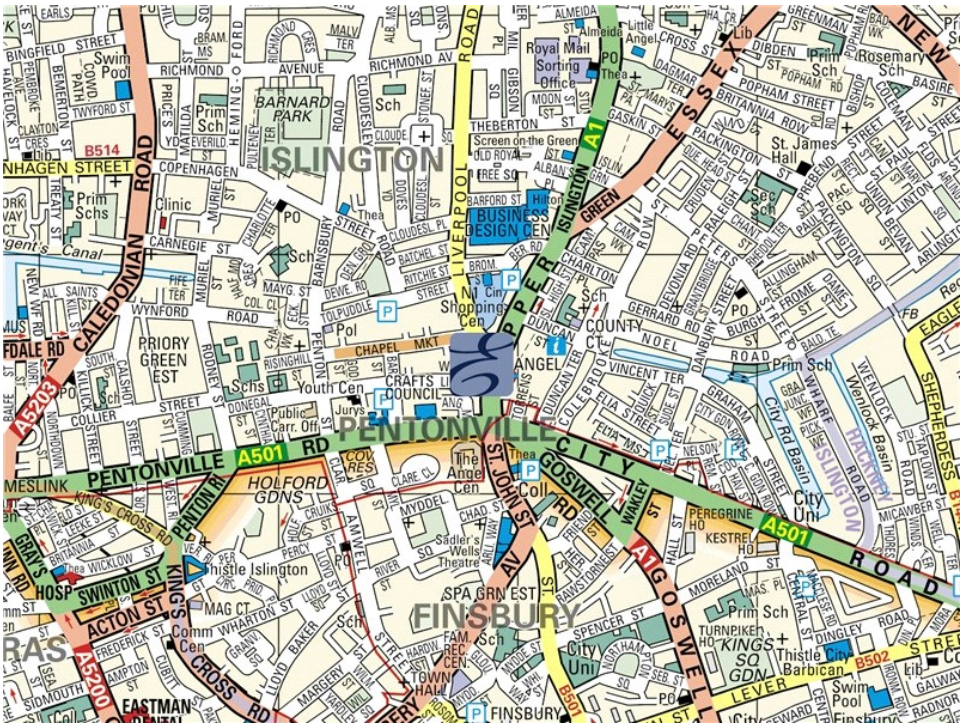
## Preliminary Details

This one double bedroom first floor flat has lots of natural light, offers open plan living with wood floors throughout and neutral decor. Situated in the Centre if Angel this flat is moments from Angel Tube station and Angels bus routes, all amenities are on the door step and another benefit is the ample storage the flat offers and gas central heating provided. Ideal for a single professional or a professional couple, the location of this flat makes it ideal for anyone needing quick and easy access into Central London and the City.

**1 Bedroom • 1 Bathroom**

## 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.




*Islington High Street, Islington* *Angel (0.0M),* *Kings Cross (0.8M),* *Kings Cross St. Pancras (0.8M)*

## 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 |

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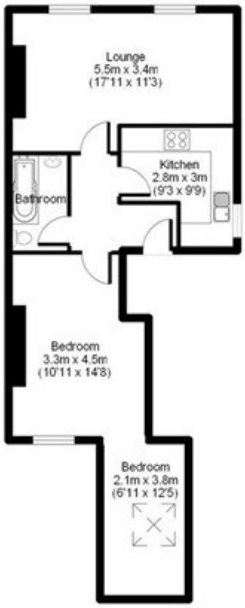
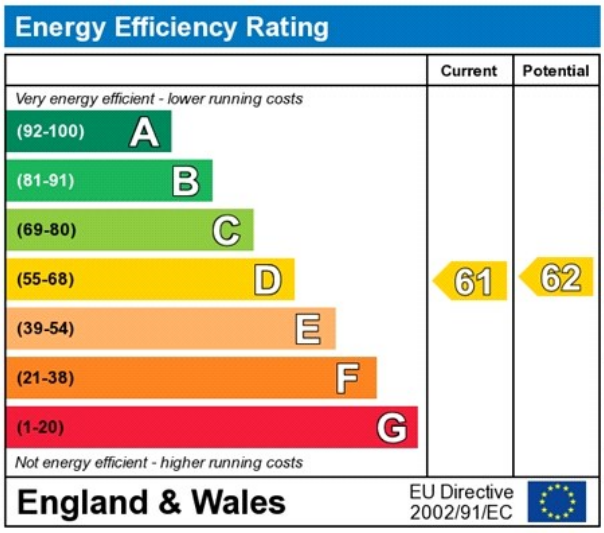
## Islington High Street
## N1

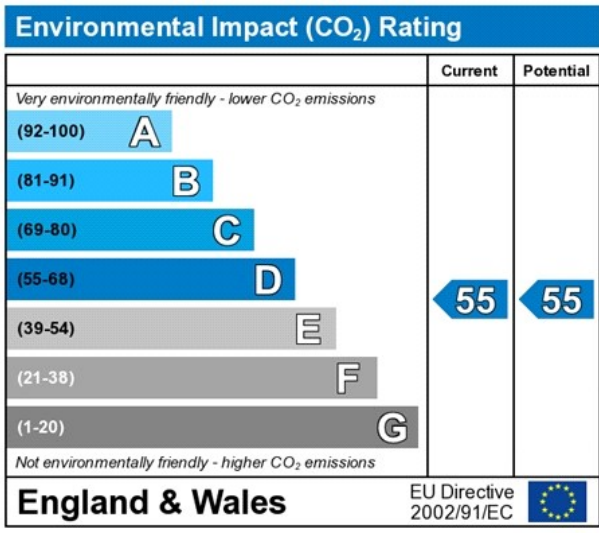
APPROX GROSS INTERNAL FLOOR AREA: 578 sq. ft / 54 sq. m




Floorplan for identity purposes only.
Measurements are approximate and not to scale.




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 ($CO_2$) emissions. The higher the rating the less impact it has on the environment.

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# PLACES OF INTEREST NEAR ISLINGTON HIGH STREET, ISLINGTON, N1

**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.
100m (2 mins) from Islington High Street

**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.
300m (5 mins) from Islington High Street

**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.
300m (5 mins) from Islington High Street

**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.
300m (5 mins) from Islington High Street

**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
400m (7 mins) from Islington High Street

**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.
400m (7 mins) from Islington High Street

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