

Islington Office

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**NEW NORTH ROAD, ISLINGTON, N1**
£295 per week**Preliminary Details**

A delightful lower ground floor flat available now offering a large double bedroom with ample storage facilities, a bathroom and a neutrally decorated living/dining area with double patio doors that leads onto a sunny private patio. A separate kitchen with washing machine completes this period conversion flat that would ideally suit a single professional or a couple. Ideally located near Shoreditch park and with an excellent local bus links, this property is also only a short walk to Essex Road Station and the popular Upper Street. Only 15 mins walk (or 5 minute bus ride) to Angel and Old Street Tube Stations on the Northern Line.

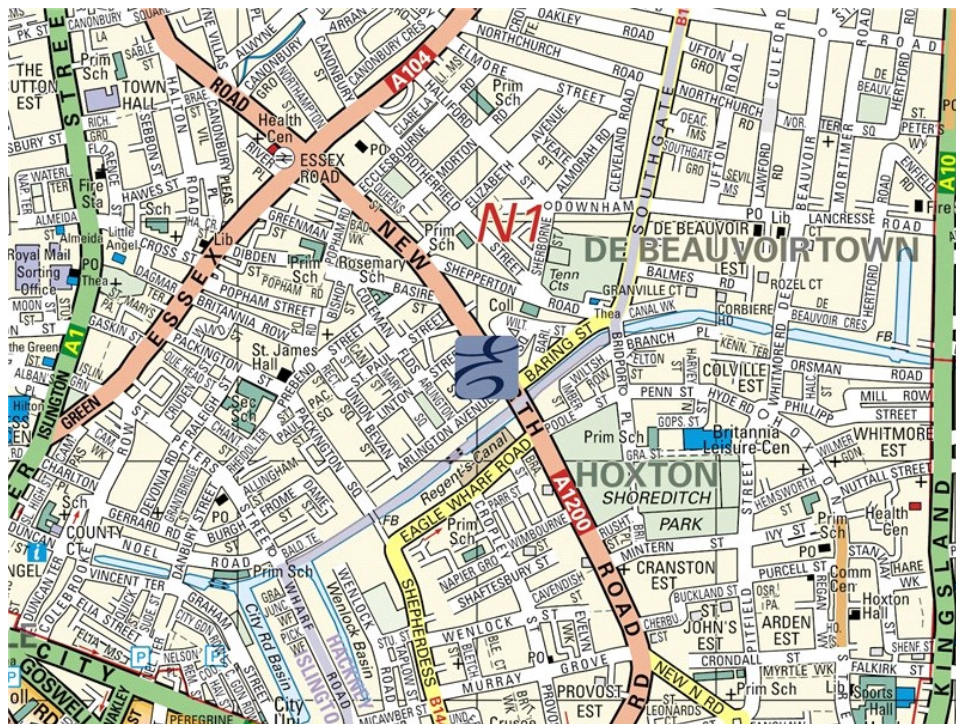
**1 Bedroom • 1 Bathroom**

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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.



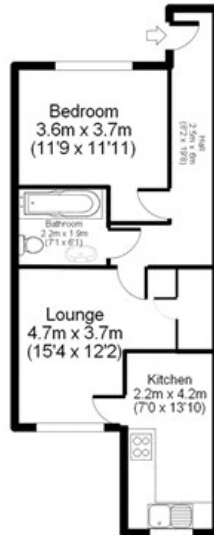
New North Road, Islington 🚇 Angel (0.8M), 🚇 Old Street (0.8M), 🚇 Highbury & Islington (0.9M)

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



New North Road N1

APPROX GROSS INTERNAL FLOOR AREA: 495 sq. ft / 46 sq. m



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

FloorPlan Created by 

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	76	78	(69-80) C	72	76
(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		
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 NEW NORTH ROAD, ISLINGTON, N1



Melville Place Banksy

This piece of art by the graffiti artist Banksy is located on the Essex Road corner of Melville Place in London. Banksy is the quasi-anonymous street artist, famous for his combination of distinctive stencilling techniques and graffiti writing, who continues to baffle and entertain people from all over the world.

🚶 600m (10 mins) from New North Road



The Old Queens Head Pub

This pub is ideally situated close to Angel tube station, and offers a impressive setting with 16th Century fireplaces and a warm and inviting atmosphere. As a live performance venue, it offers regular DJ nights as well as a delicious menu, which is a welcome change from some of the regular chain pubs.

🚶 700m (12 mins) from New North Road



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

🚶 800m (13 mins) from New North Road



Carluccios

The nationally successful Carluccio's restaurants and shops were founded in 1991 by Antonio and Priscilla Carluccio. Their restaurants, cafes and shops are hugely popular and remain devoted to providing fresh and authentically Italian produce from all over Italy.

🚶 800m (13 mins) from New North 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.

🚶 900m (15 mins) from New North 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.

🚶 900m (15 mins) from New North Road