

**Islington Office**

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**BARNSBURY STREET, ISLINGTON, N1**

£485 per week

**Preliminary Details**

This newly refurbished two double bedroom first and second floor conversion is stunning. With neutral decor throughout, wood floors, open plan living with a fully fitted kitchen and modern bathroom this flat also has the benefit of gas central heating and lots of natural light. Close proximity of Angel Tube station and Highbury and Islington Tube station, this flat has the advantage of being moments from vibrant Upper Street with its selection of bars, restaurants and shops. This property is offered furnished and would be ideally suited to a professional couple or two professional sharers needing easy access into Central London and the City.

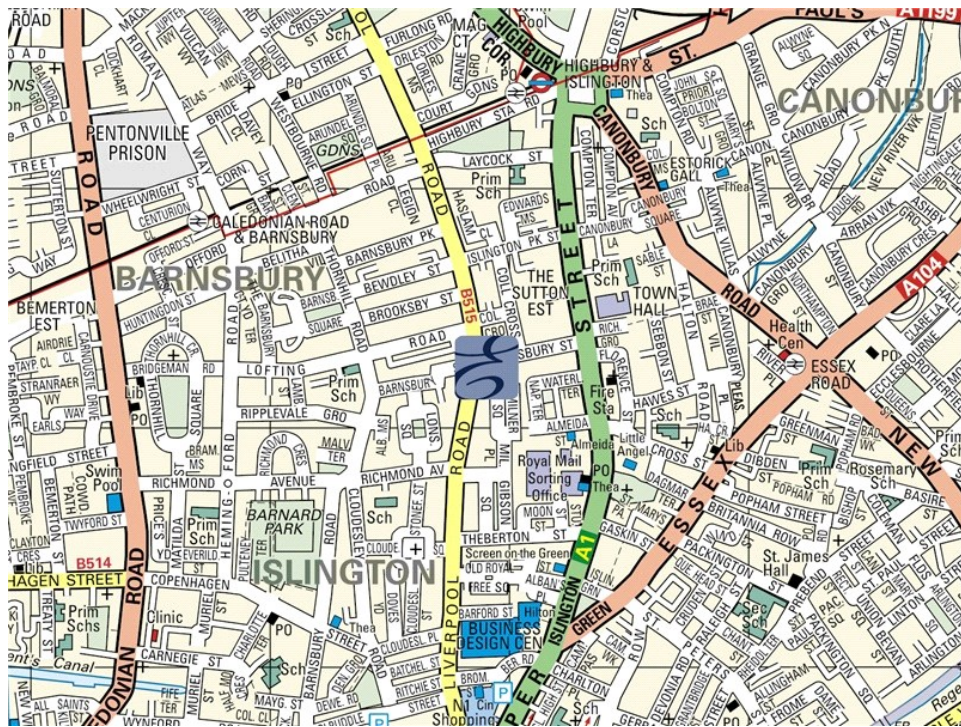
**2 Bedroom • 1 Bathroom**

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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.



Barnsbury Street, Islington 🚇 Highbury & Islington (0.4M), 🚇 Angel (0.6M), 🚇 Caledonian Road (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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73	(69-80) <b>C</b>	69	69
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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



### **Gibson Square**

This beautiful and archetypal garden square is located between Upper Street and Liverpool Street, hidden well away from the hustle and bustle of the busy traffic. Surrounded by luxurious houses and beautifully kept gardens, the park is the perfect place to relax after a busy day.

🚶 300m (5 mins) from Barnsbury Street



### **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.

🚶 300m (5 mins) from Barnsbury Street



### **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.

🚶 400m (7 mins) from Barnsbury 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.

🚶 600m (10 mins) from Barnsbury 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

🚶 600m (10 mins) from Barnsbury Street



### **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.

🚶 600m (10 mins) from Barnsbury Street