

Islington Office

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PENTONVILLE ROAD, ISLINGTON, N1

£495 per week

Preliminary Details

A fabulous two double bedroom second floor flat, just a couple of minutes walk to Angel tube station and Kings Cross Station. The flat is offered furnished and consists of two double bedrooms, one of which has an en-suite shower room, spacious lounge diner, fully fitted kitchen with all appliances including dishwasher and a south facing balcony. The flat also benefits from plenty of storage space and the building has a concierge. The flat is situated close to all the amenities of Upper Street and as well as being close to Angel tube, also benefits from bus stops less than a minute away. Flat is perfect for professional sharers or couple.



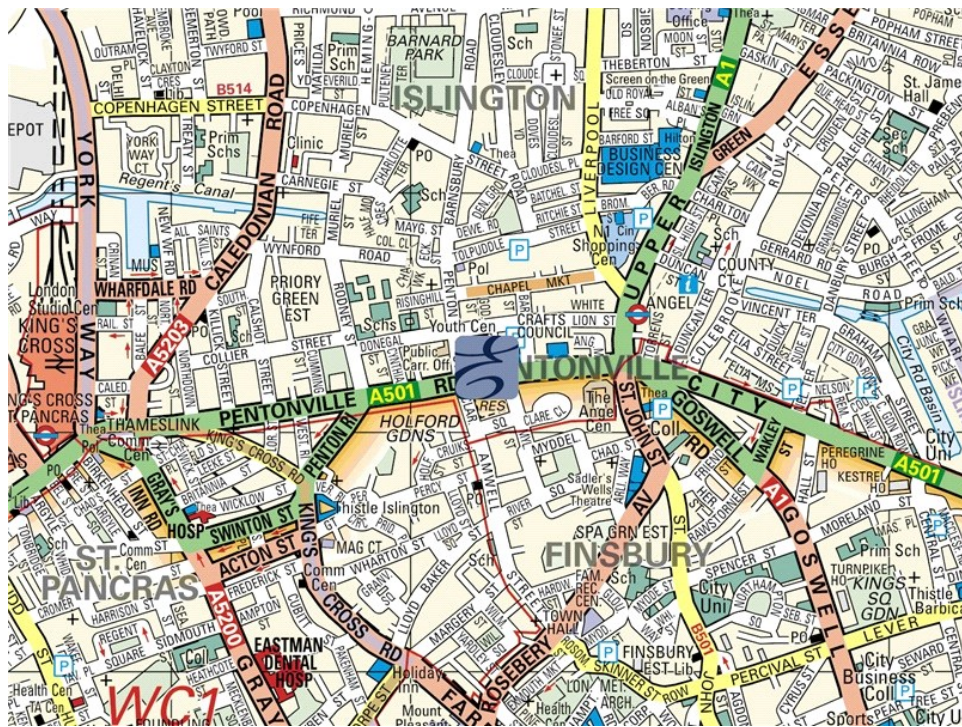
2 Bedrooms • 2 Bathrooms

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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.



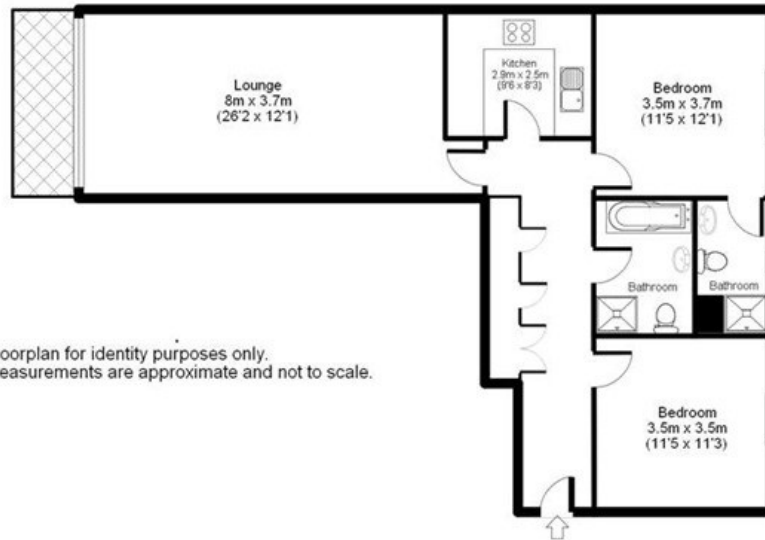
Pentonville Road, Islington  Angel (0.2M),  Kings Cross (0.6M),  Kings Cross St. Pancras (0.6M)



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

Claremont Heights N1

APPROX GROSS INTERNAL FLOOR AREA: 897 sq. ft / 83 sq. m



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
A (92-100)			A (92-100)		
B (81-91)	83	86	B (81-91)	82	85
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
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 PENTONVILLE ROAD, 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.

🚶 300m (5 mins) from Pentonville Road



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 Pentonville 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.

🚶 500m (8 mins) from Pentonville 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.

🚶 600m (10 mins) from Pentonville 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.

🚶 600m (10 mins) from Pentonville Road



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.

🚶 600m (10 mins) from Pentonville Road