

**Islington Office**

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**BARNSBURY ESTATE, ISLINGTON, N1**  
**£365 per week****Preliminary Details**

Two double bedroom newly renovated flat on the first floor of a small block of flats between Islington and Kings Cross and a short walk to Angel tube station on the Northern Line. The flat is bright and has great outlook onto communal garden. The flat has been recently refurbished to a high standard with wood effect flooring throughout. Separate kitchen and separate toilet from shower room. The flat is furnished with all essential furnishings. Other benefits include a balcony of the reception room, electric hob, large fridge freezer, washer dryer and has the benefit of double glazing and gas central heating. This flat would be ideal for a professional couple or two people sharing.

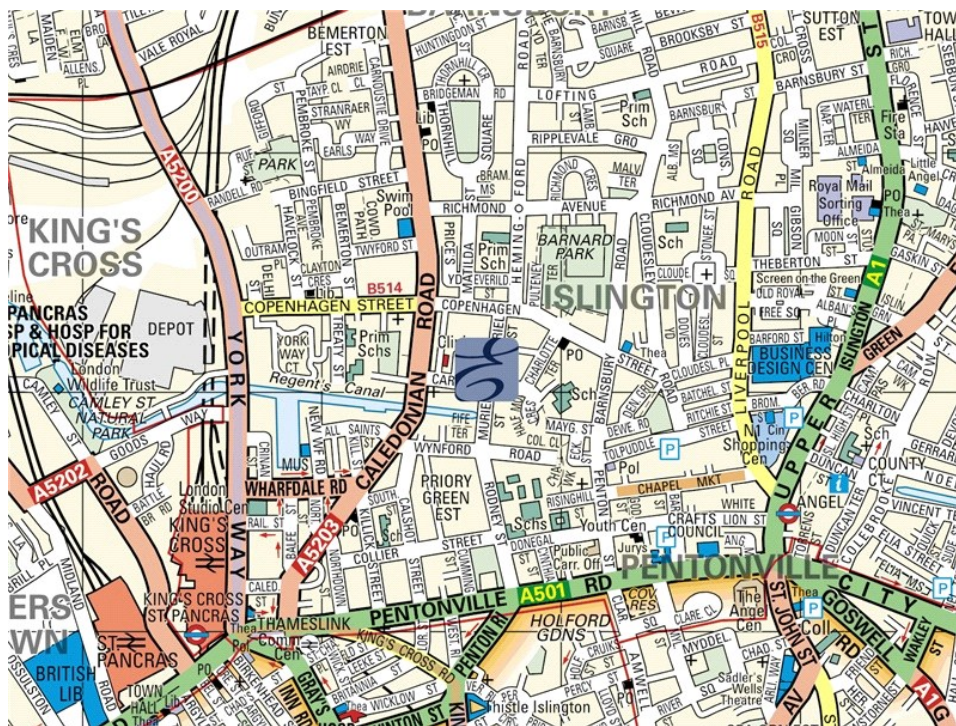
**2 Bedroom • 1 Bathroom**

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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 Estate, Islington  Angel (0.4M),  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



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



### **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.

🚶 500m (8 mins) from Barnsbury Estate



### **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 Barnsbury Estate



### **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 Estate



### **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.

🚶 700m (12 mins) from Barnsbury Estate



### **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.

🚶 700m (12 mins) from Barnsbury Estate



### **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.

🚶 800m (13 mins) from Barnsbury Estate