

Islington Office

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**NEW WHARF ROAD, ISLINGTON, N1**
£425 per week**Preliminary Details**

This wonderfully spacious two double bedroom flat is on the first floor of this gated development with beautiful views over the canal and the rooms boast lots of natural light and the flat is presented in good condition throughout. Other benefits include a balcony and 24 hour security. This flat is ideally located within a short walk to Kings Cross Station and Angel Tube Station. Amenities and restaurants are within walking distance as are bus routes. This flat is offered furnished for a minimum 12 months and would be ideal for a professional couple or two professional sharers needing easy access into the City.

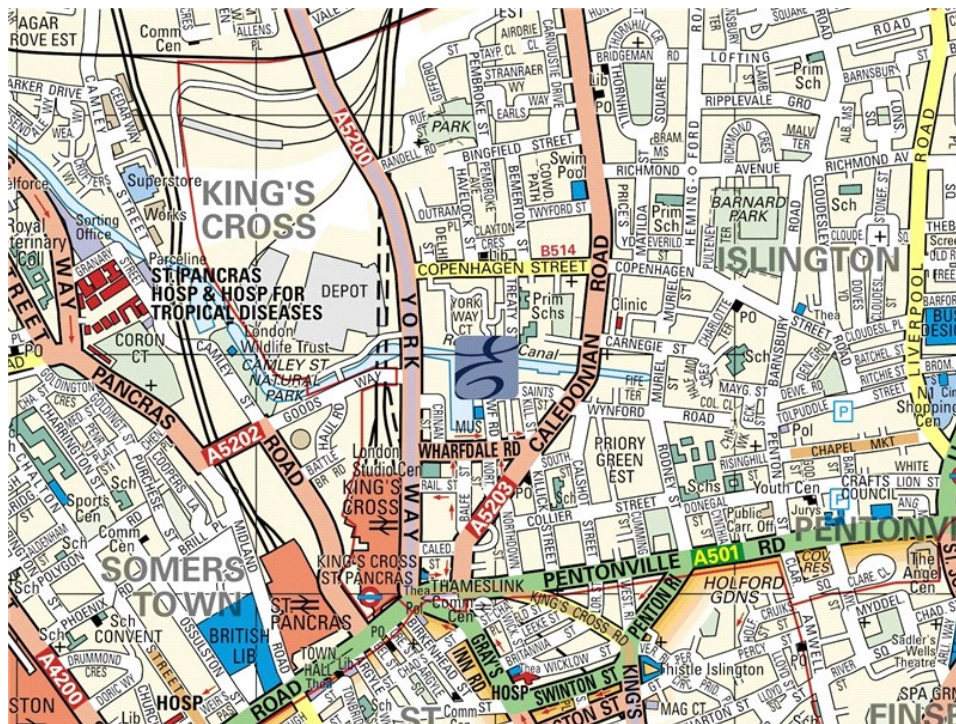
**2 Bedrooms • 2 Bathrooms**

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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.



New Wharf Road, Islington  Kings Cross (0.3M),  Kings Cross St. Pancras (0.4M),  Angel (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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B		82	(81-91) B		
(69-80) C			(69-80) C	76	76
(55-68) D	65		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
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 WHARF ROAD, 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.

🚶 100m (2 mins) from New Wharf Road



St Pancras

Designed by Gilbert Scott and originally opened in 1868, the station is now a Grade II listed building, famous for its impressive Victorian architecture. It is located on Euston Road in London and following a £800 million renovation, it is now one of the most striking stations in the UK.

🚶 600m (10 mins) from New Wharf 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.

🚶 800m (13 mins) from New Wharf 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.

🚶 1000m (17 mins) from New Wharf Road



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.

🚶 1000m (17 mins) from New Wharf 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.

🚶 1100m (18 mins) from New Wharf Road