

**Islington Office**

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**BARNSBURY TERRACE, ISLINGTON, N1**  
**£250 per week****Preliminary Details**

This lovely studio house has wood laminate flooring throughout and would be perfect for a single professional or couple. The house is located on a quiet road but within easy reach of the city and approximately a 10 minute walk to all the amenities of Upper Street including bars and restaurants. The house consists of a large bedroom / living area upstairs with built in wardrobe space, a kitchen and shower room downstairs. Situated within short walking distance to Caledonian Road and Barnsbury station allowing easy access to the Victoria Line heading into the city, and also walking distance to Angel tube station on the Northern Line. This property is double glazed and has electric storage heaters.

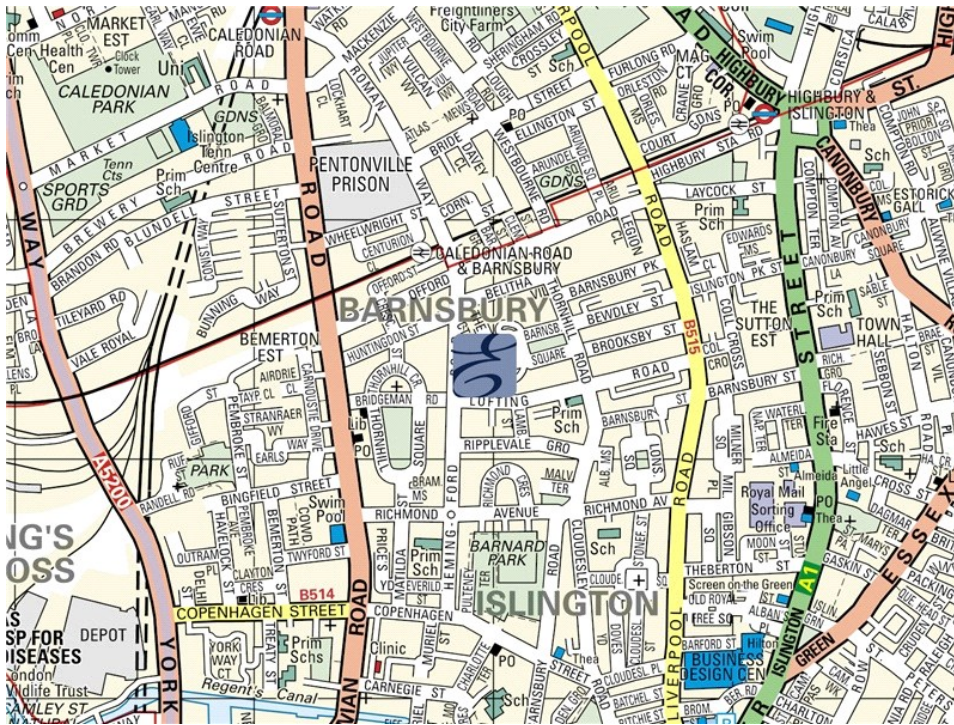
**Studio • 1 Bathroom**




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### Area Overview

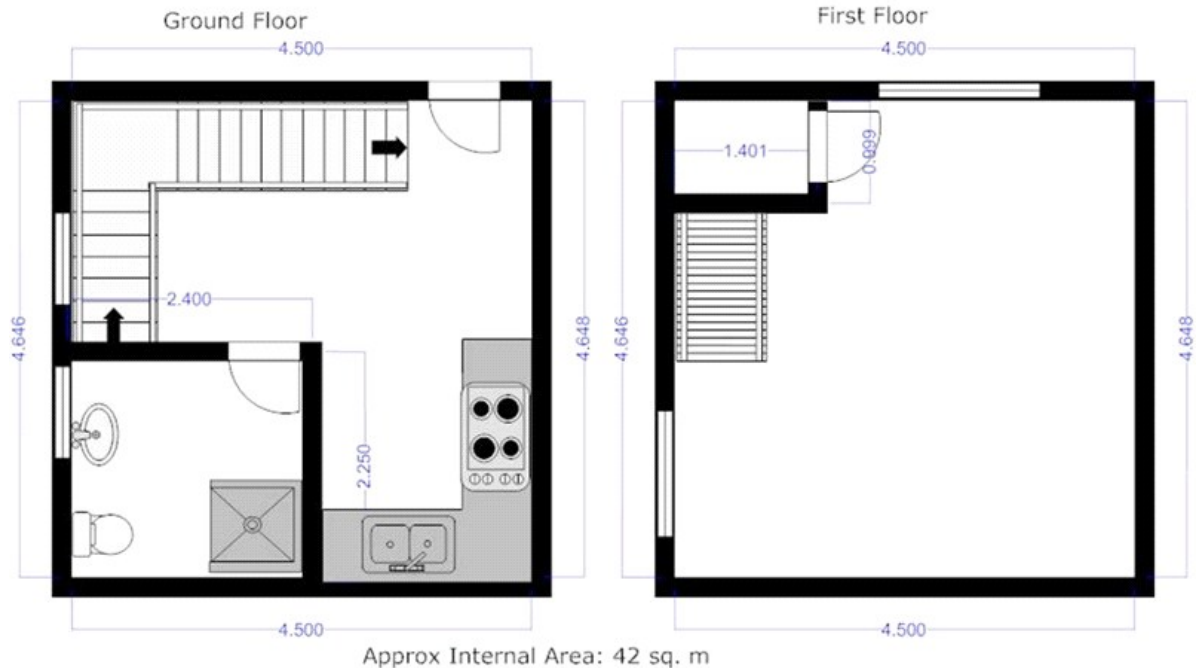
Much gentrified in recent years, Islington has become very popular with city professionals and young families alike. Upper St, the beating heart of Islington, offers an enormous choice of upmarket bars, restaurants and shops. Many of the period properties are Georgian terraces, but several new and luxurious apartment blocks replete with gyms, restaurants and swimming pools, have recently been completed.





Barnsbury Terrace, Islington  Highbury & Islington (0.4M),  Caledonian Road (0.5M),  Angel (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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(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>			(69-80) <b>C</b>
(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>	<b>12</b>	<b>18</b>	(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<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 TERRACE, ISLINGTON, N1



### 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 Terrace



### 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.

🚶 600m (10 mins) from Barnsbury Terrace



### 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.

🚶 800m (13 mins) from Barnsbury Terrace



### 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 Barnsbury Terrace



### 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 Barnsbury Terrace



### 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 Barnsbury Terrace