



**STUNNING UPPER MAISONETTE IN A PERIOD HOUSE ON A HIGHLY SOUGHT-AFTER
BARNSBURY ROAD.**

LAMBERT STREET

BARNSBURY, ISLINGTON, LONDON, N1 1JE

Unfurnished, £650 pw (£2,816.67 pcm) + fees and other charges apply.*

Available from 19/10/2019



- 2 Bedrooms • 1 Bathrooms • 1 Receptions
- Charming Barnsbury road • 2 bedrooms • 1 bathroom • Recently refurbished • Upper maisonette • EPC Rating = B • Council Tax = E

Situation

Barnsbury is a residential suburb in the London Borough of Islington. Set between the regenerated Kings Cross quarter and Angel, the area was home to Tony Blair and the birth of New Labour before Mr Blair made the trip across town to Downing Street.

Barnsbury Wood, a small nature reserve, which can be accessed from Crescent Street, is home to a selection of sycamore, ash and elder trees which provide a home to a variety of wildlife, and there is a selection of open spaces and garden squares in the area, almost all of which are open to the public.

The area features some of the most prestigious property in Islington, and some of the most beautiful streets, with Ripplevale Grove, Barnsbury Square and Lonsdale Square among the most sought-after addresses. Traditional English pubs serving upscale gastro fare to well-heeled clients mix with some more cutting edge offerings closer to Upper Street, and it is this mix of the traditional English charm on the doorstep of the bustle and international flavours of Upper Street and Kings Cross which lend the area much of its appeal.

Description

Exceptionally well presented two bedroom apartment set over the upper floors of a Victorian house in a charming, highly regarded Barnsbury road.

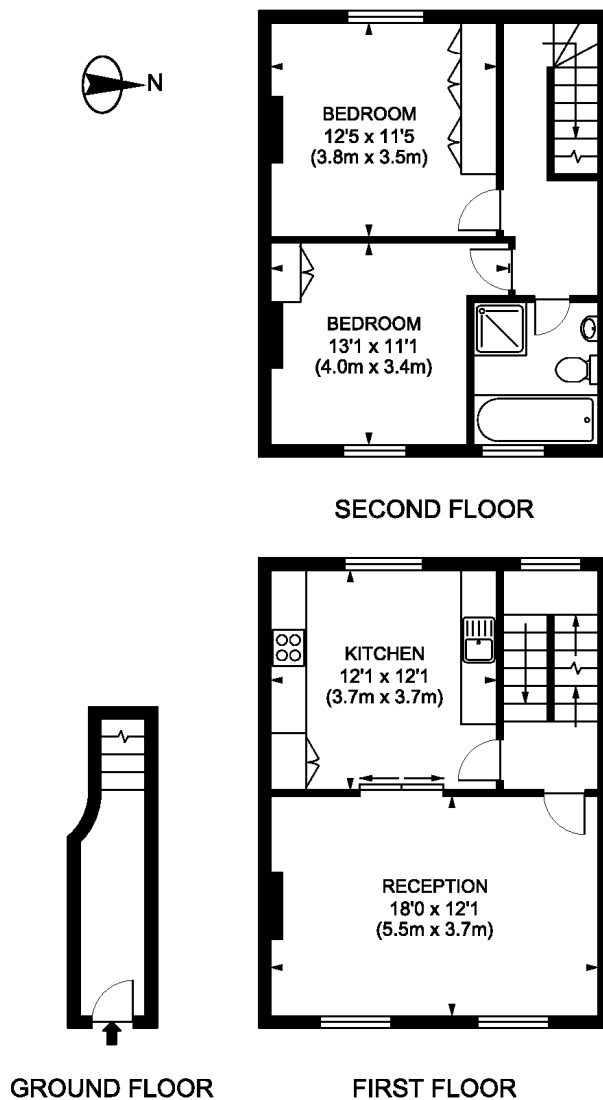
This beautiful property enjoys a private street entrance and staircase up to the accommodation, which is set over the first and second floors and features solid wood floors throughout. The apartment includes a bathroom benefitting from a separate shower and semi open plan kitchen.

Lambert Street is an extremely attractive residential road in central Barnsbury, comprising two short terraces of beautiful flat fronted early Victorian houses. Tree lined on both sides, the street is largely devoid of through traffic. The property is set over the upper floors of a house on the eastern terrace.

Caledonian Road is on two great bus routes. One going towards Kings Cross, Euston and then onto Charing Cross. And the other going towards Chancery Lane, St Pauls and then onto London Bridge.

Caledonian Road and Barnsbury Station is approximately 700 metres/km walk and is on the London Overground which has excellent links to central, west and southwest London.





Lambert Street, N1
Gross Internal Area 914 sq ft 85 sq metres

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Islington Lettings

Lucy Whistler
lucy.whistler@savills.com
+44 (0) 207 354 6720

Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190820CRIC

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