



## ATTRACTIVE MODERN APARTMENT IN THIS CONVERSION SET ON THE CHARMING

30-32 CROSS STREET

ANGEL, ISLINGTON, LONDON, N1 2BG

**Furnished, Part Furnished, £820 pw** + fees and other charges apply.\*

**Available Now**



- 3 Bedrooms • 2 Bathrooms • 1 Reception
- Three bedrooms • Private roof terrace •
- Handsome warehouse • Unbeatable location •
- Close to Upper Street • EPC Rating = C • Council Tax = D

### Situation

Cross Street is a pretty road that runs between Upper Street and Essex Road. Lined primarily with residential Georgian houses and dotted with independent shops, Italian del, cafes and an Art Gallery its a popular and very central Islington street close to both Angel and Highbury and Islington Stations plus Upper Street with its excellent bus routes into the City and West End.

### Description

Set in one of Islington's most charming streets with unique boutique shops and beautiful Victorian homes, the apartment is set on the first floor of this handsome warehouse featuring a private roof terrace and well-proportioned rooms.

The living room is bright and airy and has wood flooring throughout, open plan with modern kitchen and direct access onto the terrace.

The three double bedrooms are well proportioned and recently carpeted, the master bedroom has an en-suite shower room and there is also a further family bedroom.

### Energy Performance

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

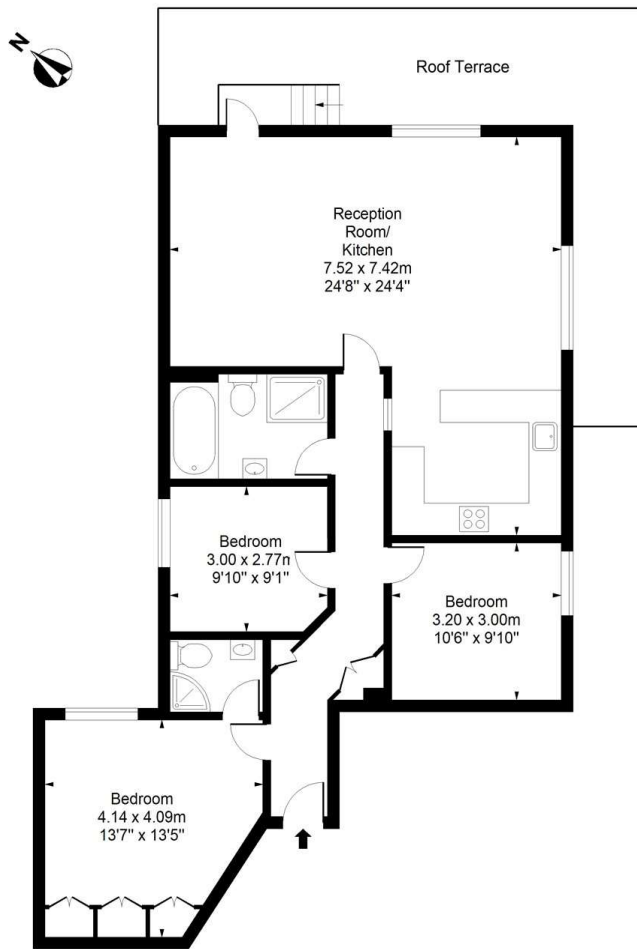
### Viewing

Strictly by appointment with Savills.



## Cross Street

Gross internal area = 1048 sq ft / 97 sq m



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.

## FLOORPLANS

Gross internal area: 1048 sq ft, 97.4 m<sup>2</sup>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		





## Islington Lettings

Fitore Vula

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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. 20190607CRIC

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