



Stunning two bedroom split bedroom apartment in

Pissarro House, Augustas Lane, Islington, London, N1

Guide Price £825,000 Leasehold (Lease Expiry July 2260)



Two bedrooms • Two bathrooms • Guest cloakroom • Kitchen
 • Reception • Set within a converted Victorian School
 • Concierge • Double height reception • Excellent transport
 links • Communal Gardens

Local Information

Pissarro House is located just off Barnsbury Park which falls inside the Barnsbury Conservation Area and is within easy reach of all the local amenities of Highbury, Islington and Upper Street. Transport links to the City and the West End are available at Highbury & Islington (Victoria Line and London Overground), Caledonian Road & Barnsbury (London Overground) and at Angel (Northern Line).

About this property

Set within a converted Victorian school is this beautifully presented split-level two bedroom and two bathroom apartment positioned on the raised and lower ground floors. The property boasts large windows and a double height reception room meaning the property enjoys lots of natural light. There is an open plan kitchen which is perfect for entertaining, fitted with high quality appliances and stone worktop. On the upper floor master bedroom enjoys a large en suite bathroom and built in wardrobes. There is an additional double bedroom with en suite shower room. Pissarro House has the benefit of a communal garden, key fob secure gate entry and a 24-hour concierge.

Tenure

Leasehold (Lease Expiry July 2260)

Local Authority

Islington Council

Council Tax

Band = D

Ground Rent

£350 per annum

Service Charge

£3200 per annum

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.
 Telephone: +44 (0) 207 226 1313.





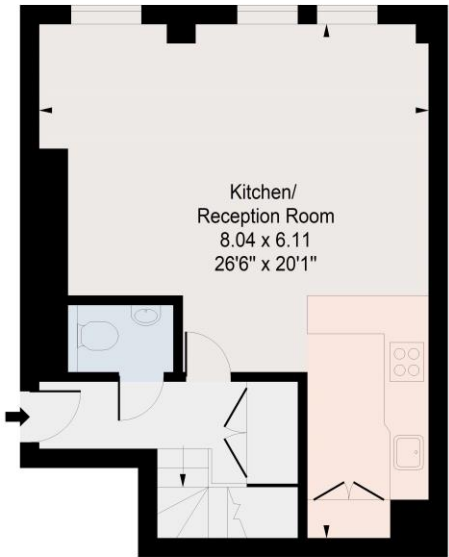
Pissarro House, Augustas Lane, Islington, London, N1
Gross Internal Area 857 sq ft, 79.62 m²

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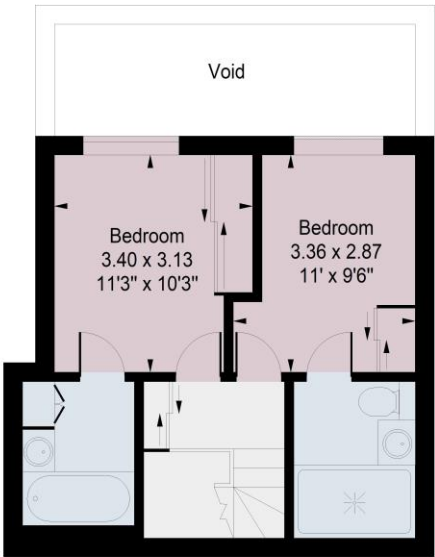
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Pissarro House,
Augustas Lane, N1

Approximate Gross Internal Area = 857 sq ft / 79.62 sqm

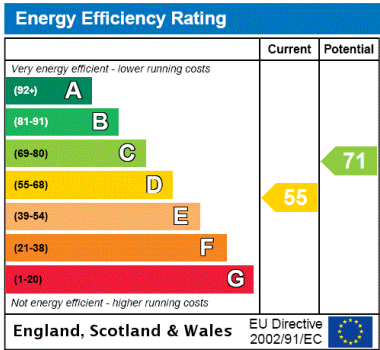


Lower Ground Floor



Raised Ground Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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