



A fantastic two bedroom lateral apartment in the heart of Islington

The Wallpaper Apartments, 142 Offord Road, London, N1

Guide Price £780,000 Leasehold (Lease Expiry March 3006)



Two double bedrooms • Two bathrooms • Kitchen/Dining Room • Reception room • Juliet balcony • Recently refurbished • Prime Islington location • Gated security • Close proximity to Angel and Highbury & Islington station • Chain free.

Local Information

Set in the highly desirable Barnsbury Conservation Area, The Wallpaper Apartments enjoy an enviable location. Moments from Upper Street and surrounded by leafy squares with tree lined streets, Barnsbury is home to some of Islington's most prestigious residences. Traditional English pubs serving upscale gastro fare to well-heeled clients mix with the cutting edge offerings of Upper Street. Where English charm meets the bustle of international flavours: the charming flare of the area is undeniable. Highbury and Islington station (Victoria Line, Overground and National Rail) is less than a 500 metres walk. Oxford Circus can be reached within 4 stops, National Rail links to Old Street and Moorgate, and London Overground connects to East and South London. Canary Wharf can be easily accessed by taking the London Overground towards Stratford International and changing onto the Jubilee line.

About this property

A modern, architecturally designed and wonderfully refurbished two bedroom apartment in the Wallpaper Apartments in Barnsbury.

The building, developed by high-end residential developers Londonewcastle was designed and configured by award winning architects Chassay+Last. The property benefits from 836 sq./ft of lateral living accommodation, which comprises of two double bedrooms, two bathrooms, kitchen/dining room and a reception room.

Tenure

Leasehold (Lease Expiry March 3006)

Local Authority

Islington

Council Tax

Band = E

Ground Rent

£250 per annum

Service Charge

£4648.36 per annum

Energy Performance

EPC Rating = B

Viewing

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



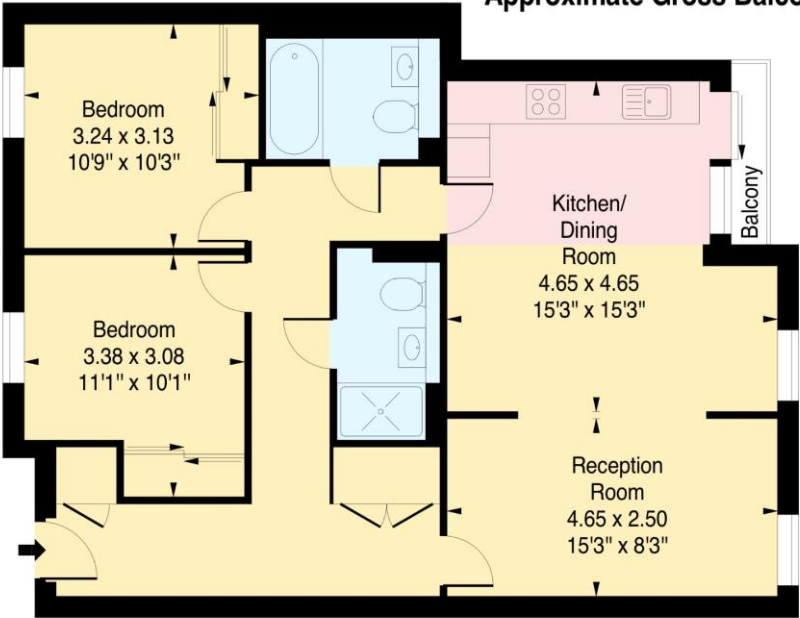


The Wallpaper Apartments, 142 Offord Road, London, N1
Gross Internal Area 836 sq ft, 77.7 m²

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The Wallpaper Apartments,
Offord Road, N1
Approximate Gross Internal Area = 836 sq ft / 77.66 sqm
Approximate Gross Balcony Area = 14 sq ft / 1.30 sqm



First Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	84
(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	

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