

Crescent Street, N1



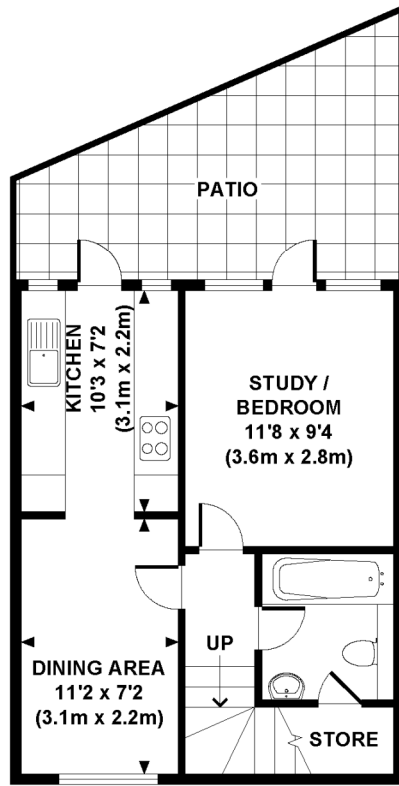
A delightful and unusual three storey freehold house in a fabulous location opposite Barnsbury wood. The accommodation comprises two bedrooms and shower room to the top floor and a lovely bright and airy reception room to the floor below with enormous window to the rear westerly aspect and balcony leading directly off. The lower floor provides a kitchen with access to the westerly patio garden, a dining room benefitting an abundance of light from the double height gallery from the reception above. There is a bathroom room and further bedroom three/study with direct garden access.

The house is located in central Barnsbury, opposite the entrance to Barnsbury wood and moments from the delightful gardens of Thornhill square. Highbury and Islington station is nearby with direct trains to the City and West End.

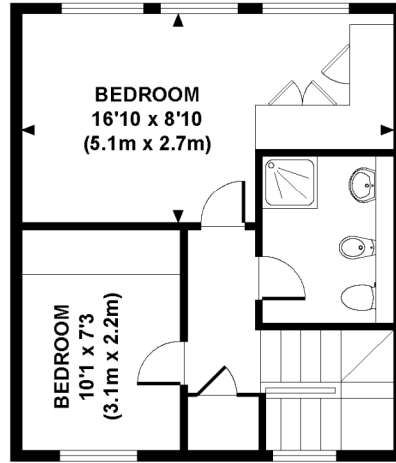
Price: £785,000 Freehold

CRESCENT STREET, N1

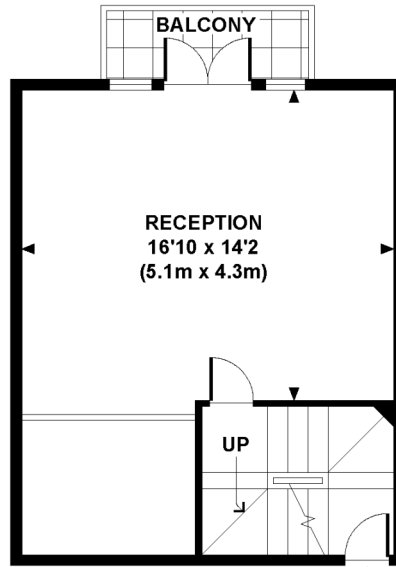
Approx. gross internal area
1008 Sq.Ft. / 94 Sq.M.



LOWER GROUND FLOOR



FIRST FLOOR



RAISED GROUND FLOOR



Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only. Measured in accordance with R.I.C.S. code of measuring practice. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	74
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		68	69
England & Wales	EU Directive 2002/91/EC		

Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquires as to the accuracy of all matters upon which they intend to rely.