



Florence Street, N1 2DU

£1,200,000  
Leasehold



# Florence Street

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Positioned in the heart of Islington, this remarkable residence spans the top two levels of a stunning Victorian conversion. Sun-filled and generously proportioned, the apartment features an upper ground floor entrance with an office/storage area on the lower half landing. The first floor boasts a spacious living area perfect for entertaining with 3m high ceilings and large windows, complemented by wide hardwood floors. The well-appointed kitchen offers ample bench space, appliances, and storage.

Upstairs, a bright bathroom suite separates the living and bedroom spaces. The large master bedroom includes a wall-to-wall built-in cupboard, while the second spacious bedroom provides access to a 419 sqft loft storage space. Located on quiet Florence Street, moments from Upper Street, Highbury Fields, and excellent cafes, pubs and restaurants, the property is well-connected by Highbury & Islington (Victoria Line, Overground), Essex Road, and Angel stations.

- Bright & Very Well Presented
- Two Double Bedrooms + Office
- Fantastic & Vibrant Location
- Abundance of Transport Links
- 955sqft / 88.7sqm Internal Living
- Additional 419sqft of Loft Space
- Lease remaining: 166 years
- Sold Chain-Free







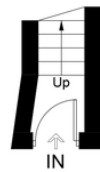
## Florence Street, N1

Approximate Gross Internal Area = 955 sq ft / 88.7 sq m  
 Loft Storage - Reduced Headroom = 419 sq ft / 39.0 sq m  
 Total = 1374 sq ft / 127.7 sq m

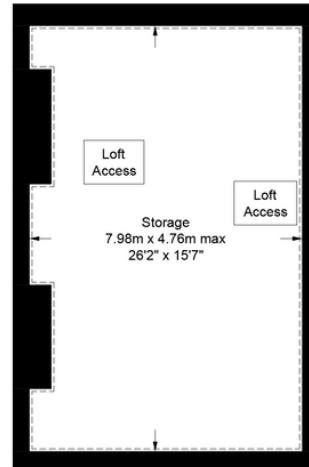
# DAVID ANDREW

your most valuable asset

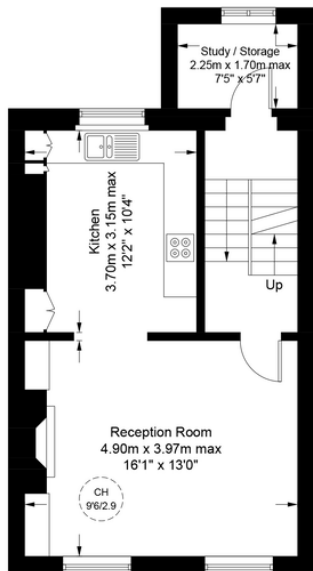
= Reduced headroom below 1.5m / 5'0"



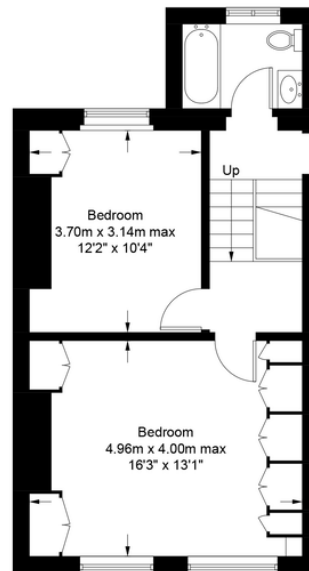
Ground Floor



Loft



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1116732)

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### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

