



Rosebery Avenue, EC1R 4SP

Asking Price: £825,000 Share of Freehold

1 Bedroom | 1 Reception Room | 1 Bathroom

Set within a former Victorian landmark originally developed by James Hartnoll in 1892 is this beautifully presented one bedroom flat with wrap around private balcony. This remarkable flat is perfect for contemporary living.

This well-maintained space features a comfortable bedroom, a modern and open plan kitchen, with a bright and airy living room and a stylish bathroom with walk in shower. The flat is bathed in natural light, under floor heating, hardwood floors, and a private wrap around balcony, making it an inviting and convenient home for individuals or a couple.

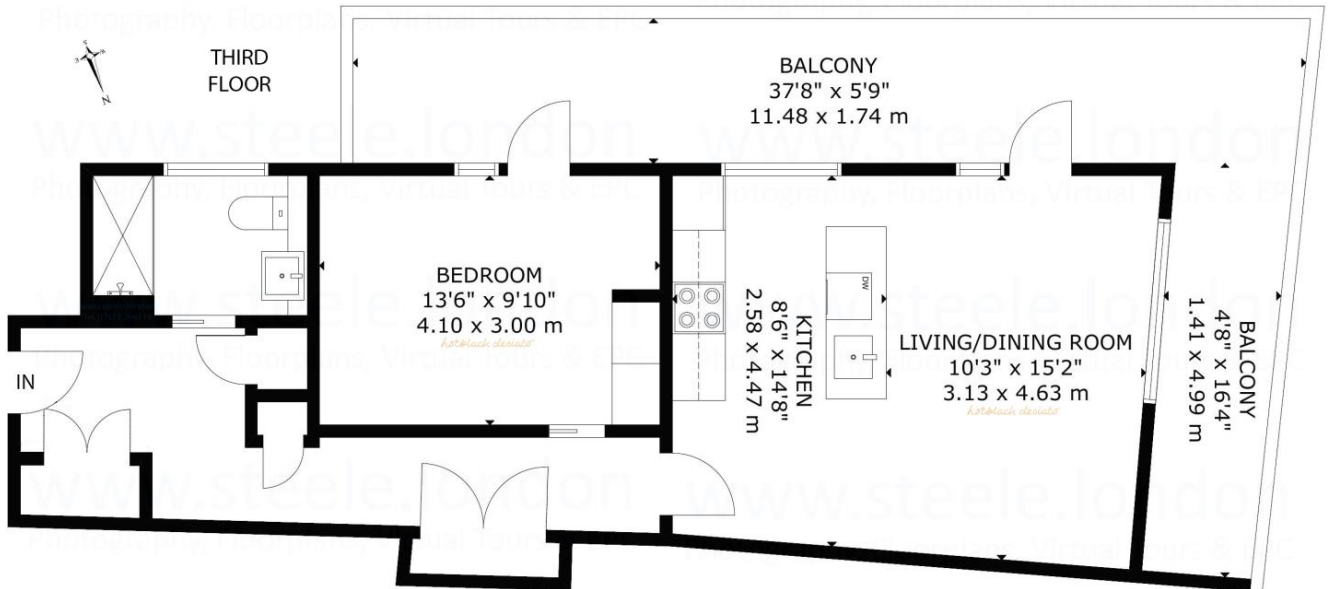
- Share of Freehold
- Balcony
- Period
- Town/City
- Very Good decoration
- 628 Approx Sq Ft
- Council Tax Band E - Islington

The building benefits from lift access, fob access, bike locker, and two communal roof terraces. The property is being offered with no onward chain and vacant possession. Rosebery Avenue is moments from the highly popular Exmouth Market and offers an array of boutique shops, excellent restaurants, and gastro pubs, whilst 'The City' is within walking distance. The closest transport links include Farringdon Station and Kings Cross Station offering access to the Elizabeth Line, Hammersmith and City, Metropolitan, Circle, Northern, Piccadilly, and Victoria lines in addition to overground services and the Eurostar.



Rosebery Avenue EC1R
Gross Internal Area:
58 Sq.m. - 628 Sq.ft

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Prepared for Hotblack Estate Agents www.hotblackdesiato.co.uk #hotblackdesiatocouk 1 Bedroom Flat with Balcony To Let in EC1
For informational purposes only. Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq.footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 90 day Licence to use this plan ©20092023. Not to scale.
Photography, Drone, Floor plan, Virtual Tours, Inventory, Video & EPC's by www.steele.london #wwwsteelelondon email. patricia@steele.london Tel. 07847219401

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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	

