



Esther Anne Place, London N1

A brand new development in the heart of Islington Square offers a superbly designed 1 bedroom, 1 bathroom apartment available to let within Islington borough. Measuring 560 sqft, this 6th-floor apartment has been individually designed with coordinated layouts and bespoke fitted kitchen appliances that are A-rated, open plan kitchen/living area and an entrance hall. Esther Anne Place is an Edwardian conversion into large warehouse apartments with an entirely new design by leading UK architects, it retains its original features such as high ceilings and modern living spaces with unique floor plans. The finely detailed development offers 24-hour concierge service and access to communal landscaped gardens. Islington Square offers a selection of Dakota suites and one, two and three bedroom apartments across three buildings. These sit along with maisonettes and penthouses in one of London's most sought after locations. Islington Square is located in the heart of Islington and is just a ten minute walk from both Angel station (Northern Line) and Highbury and Islington Station (London overground and Victoria Line) along with access to an extensive network of buses from Upper Street. Excellent transport links enable residents to be in the City in approximately ten minutes and the West End in twenty minutes.

Bedroom : Bathroom : Reception Room : Kitchen : Balcony : Concierge : Communal Gardens : EPC Rating TBC

Subject To Contract

Long Let



Fees and Charges

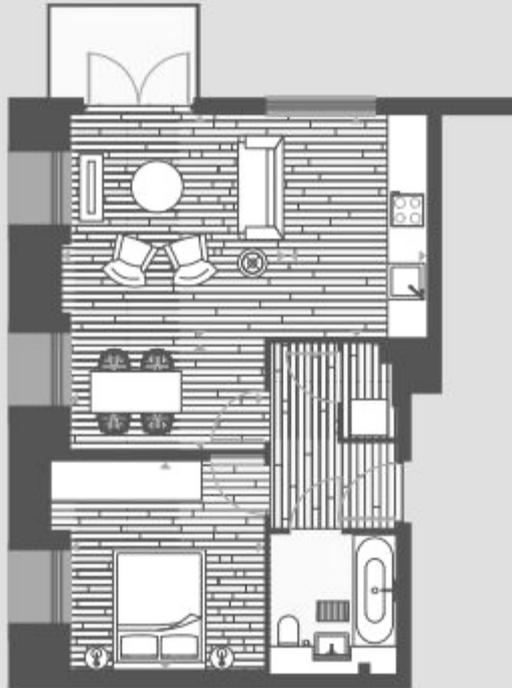
Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

TYPE 116
1 Bed Apartment



	m	ft
Living	3.67 × 3.50	12.04 × 11.48
Dining	1.86 × 3.31	6.10 × 10.85
Kitchen	3.67 × 2.35	12.04 × 7.71
Bedroom	3.15 × 3.44	10.33 × 11.29
Total	52 sqm	559.7 sqft

Floor Plan - 6.1