



Florence Street, London

£1,200,000 Leasehold



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

- 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

Highbury

To arrange a viewing please contact:

Highbury office

90 Highbury Park
London, N5 2XE

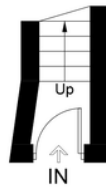
T (0)20 7354 9111
E [highbury@davidandrew.co.uk](mailto:highbury@ davidandrew.co.uk)



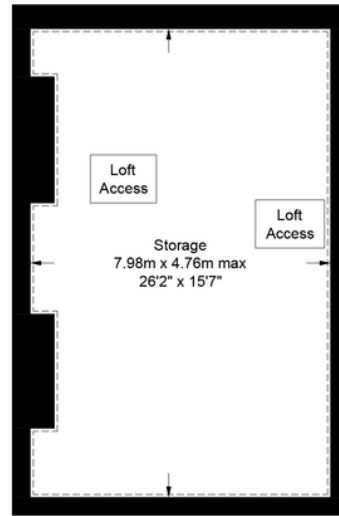
Florence Street, N1

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

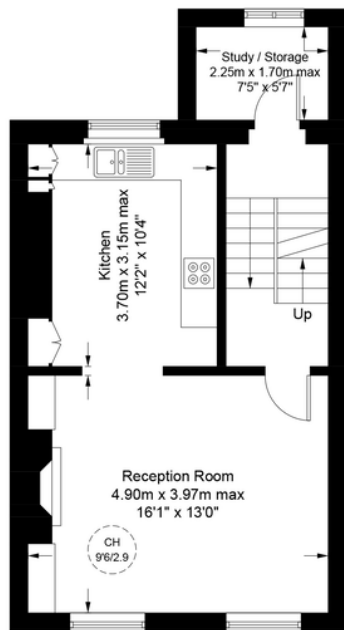
= Reduced headroom below 1.5m / 5'0"



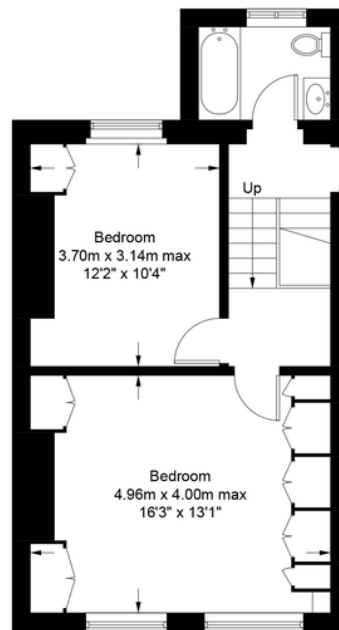
Ground Floor



Loft



First Floor



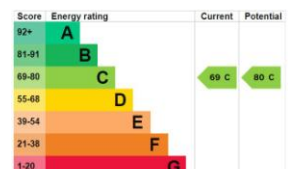
Second Floor



**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)

**DAVID
ANDREW** | your most reliable asset



Agent's Note:
 Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

Archway office

671 Holloway Road
 London, N19 5SE

T (0)20 7619 3750
 E archway@davidandrew.co.uk

Highbury office

90 Highbury Park
 London, N5 2XE

T (0)20 7354 9111
 E highbury@davidandrew.co.uk

Stroud Green office

167 Stroud Green Road
 London, N4 3PZ

T (0)20 7281 2000
 E stroudgreen@davidandrew.co.uk