

**Drivers
& Norris**

EST. 1852



Bryan Street, Islington, London, N1

Asking Price: £369,999

Leasehold

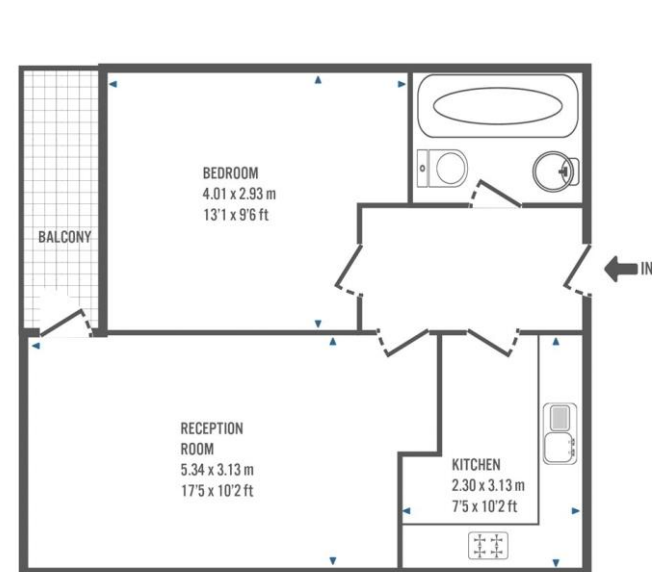
Barnsbury Estate, Bryan Street, Islington, London, N1

This very bright and neutrally decorated property offers wonderful living space of approximately 495 SqFt, comprising of spacious reception room with direct access to the private balcony and ample space for dining area, modern fully fitted kitchen with some integrated appliances, superb double bedroom with built in wardrobe and three piece bathroom suite. Further benefits include gas central heating, double glazed windows, secure entry system and centrally placed passenger lift.

Bryan Street is perfectly positioned near to a range of amenities that run along Caledonian Road and further shops, eateries, independent coffee shops and entertainment facilities in Angle and Granary Square at Kings Cross.

There is a wealth of transport links servicing the area with Kings Cross Station just 12 minutes walk (Google) and Angel Underground Station 13 minutes walk (Google).

- Leasehold
- One Double Bedroom
- Separate Reception Room
- Private Balcony
- Modern Fitted Kitchen
- 0.2 Miles From Angel Underground Station
- Moments From Barnard Park
- Offered Chain Free



TOTAL: 46 sqm | 495 sqft
MEASUREMENTS ARE APPROXIMATE | NOT TO SCALE | ILLUSTRATIVE PURPOSES ONLY | MADE WITH SENSE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	46
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Drivers & Norris - Drivers & Norris

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.