



## GUIDE PRICE £540,000

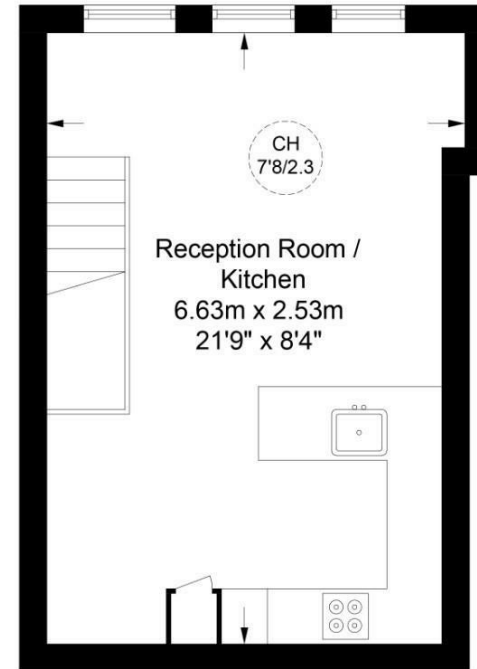
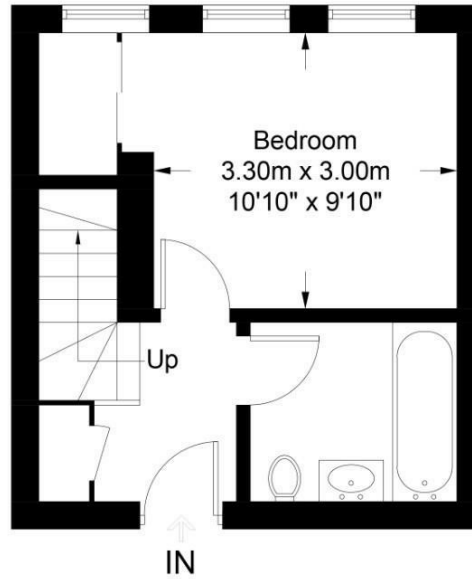
A well-presented, duplex one-bedroom apartment, located in an Edwardian school conversion in Islington. The first floor offers a spacious open-plan reception, dining area, and fully fitted kitchen, whilst the double bedroom and bathroom are located on the ground floor. The apartment boasts modern finishings throughout, whilst also benefiting from original sash windows that optimise natural light.

Pissarro House is located in the sought-after development of Barnsbury Place, N1. This award-winning Edwardian school conversion benefits from a 24-hour concierge, secure bike storage, and well-maintained communal gardens. The apartment is well located for the amenities of Upper Street and Highbury and Islington station is a five minute walk away (Victoria Line and Overground).



### Pissarro House, N1

Approximate Gross Internal Area = 562 sq ft / 52.2 sq m



### Ground Floor

### First Floor

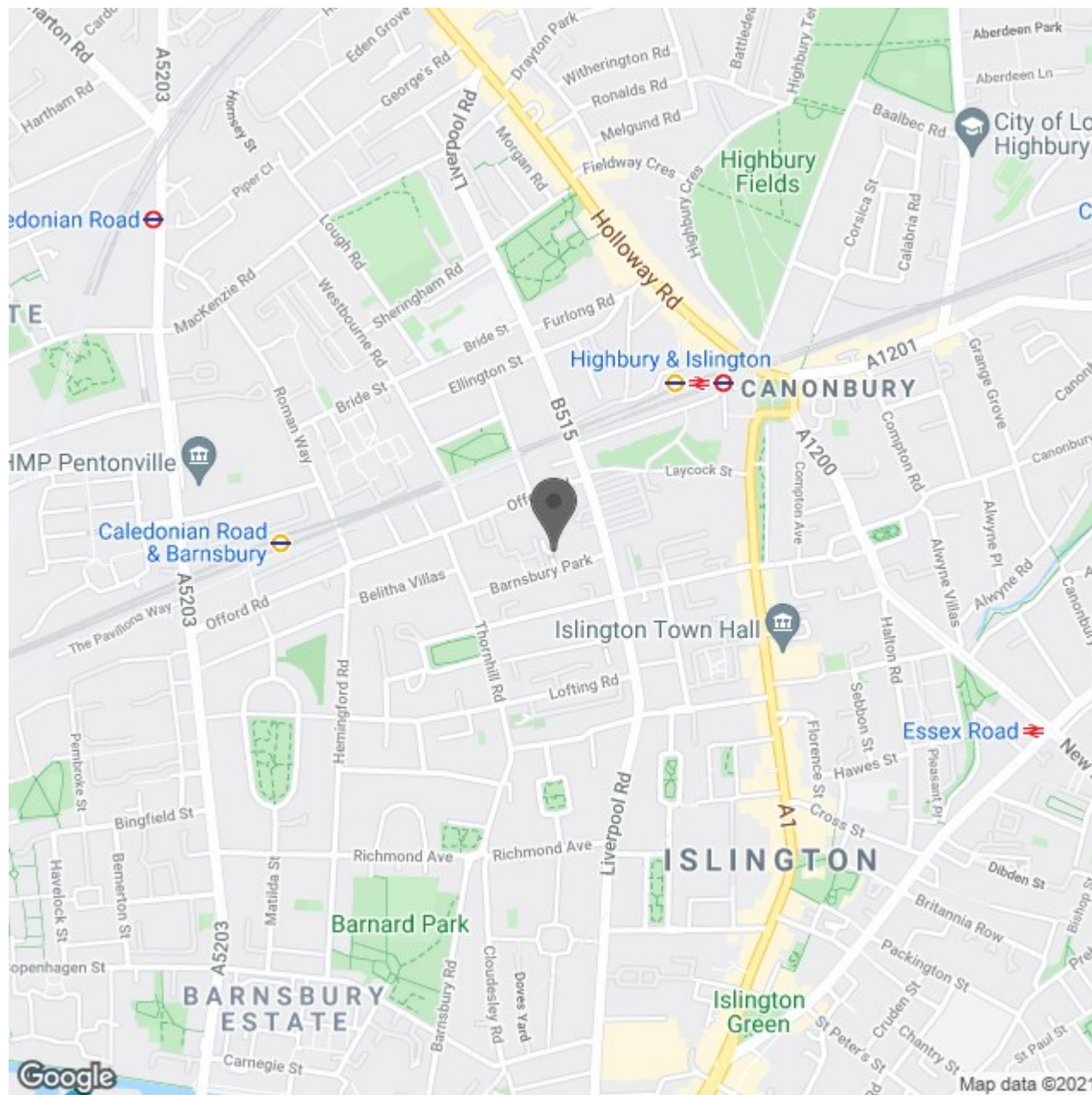
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID764137)

- Chain Free
- One Double Bedroom Apartment
- Modern Bathroom
- Built-In Storage
- Communal Gardens & Cycle Storage
- Stunning Edwardian School Conversion
- Open Plan Reception/ Kitchen
- Dark Wood Flooring
- 24-Hour Concierge
- Moments From Highbury & Islington Station



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Red.**



Red Property Partnership Ltd  
 Company Registered in England & Wales No. 06946290  
 Registered Office: 501 Kingsland Road, London, E8 4AU  
 VAT Registration Number: 112288536