

## £649,000

UNDER OFFER Excluding Parking - A must see one bedroom apartment with allocated parking. This spacious duplex apartment enjoys a wonderfully quiet aspect over the central grassed area with a relaxing water feature. Three large sash windows fill the apartment with natural light, with exposed wooden rafters adding to the charm of this unique property. Further benefits include ample storage, underfloor heating, bathroom with natural stone tiles, premium fixtures and fittings throughout.

Located in Barnsbury Place, N1, this award-winning Edwardian School conversion benefits from a 24-hour concierge, secure bike storage, video entryphone system and well maintained communal gardens. There are excellent transport links, with Highbury and Islington station a short walk away (Victoria line and London Overground), Angel (Northern Line) and many 24-hour buses.


"The Barnsbury Place development demonstrates an outstanding conversion of a former Edwardian school in the prestigious Barnsbury Conservation area. Barnsbury Place was completed in December 2010, winning Best New Conversion in the Evening Standard Property Awards 2011." - Mount Anvil, Developer

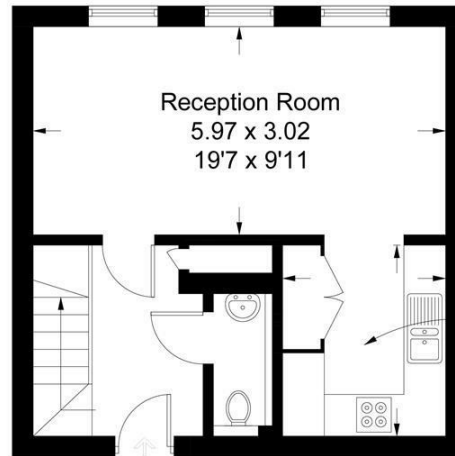


## Augustus Lane, N11QT

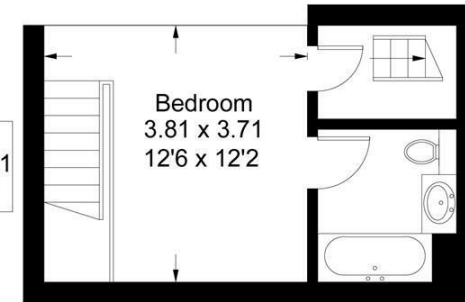
Approximate Gross Internal Area = 64.8 sq m / 697 sq ft



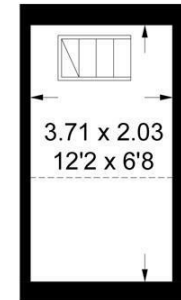
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

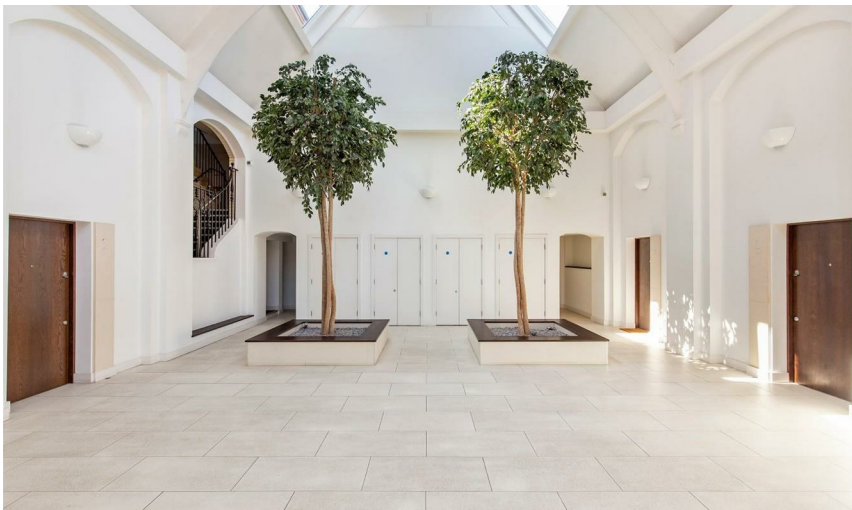


**Open Loft**

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
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.  
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- One Bedroom Apartment
- 700 Sq Ft (est)
- Video Entry-Phone
- Private Communal Gardens
- Ample Storage Space
- Bright and Spacious
- Underfloor Heating
- 24 Hour Concierge
- Secure Bike Storage
- Allocated Parking

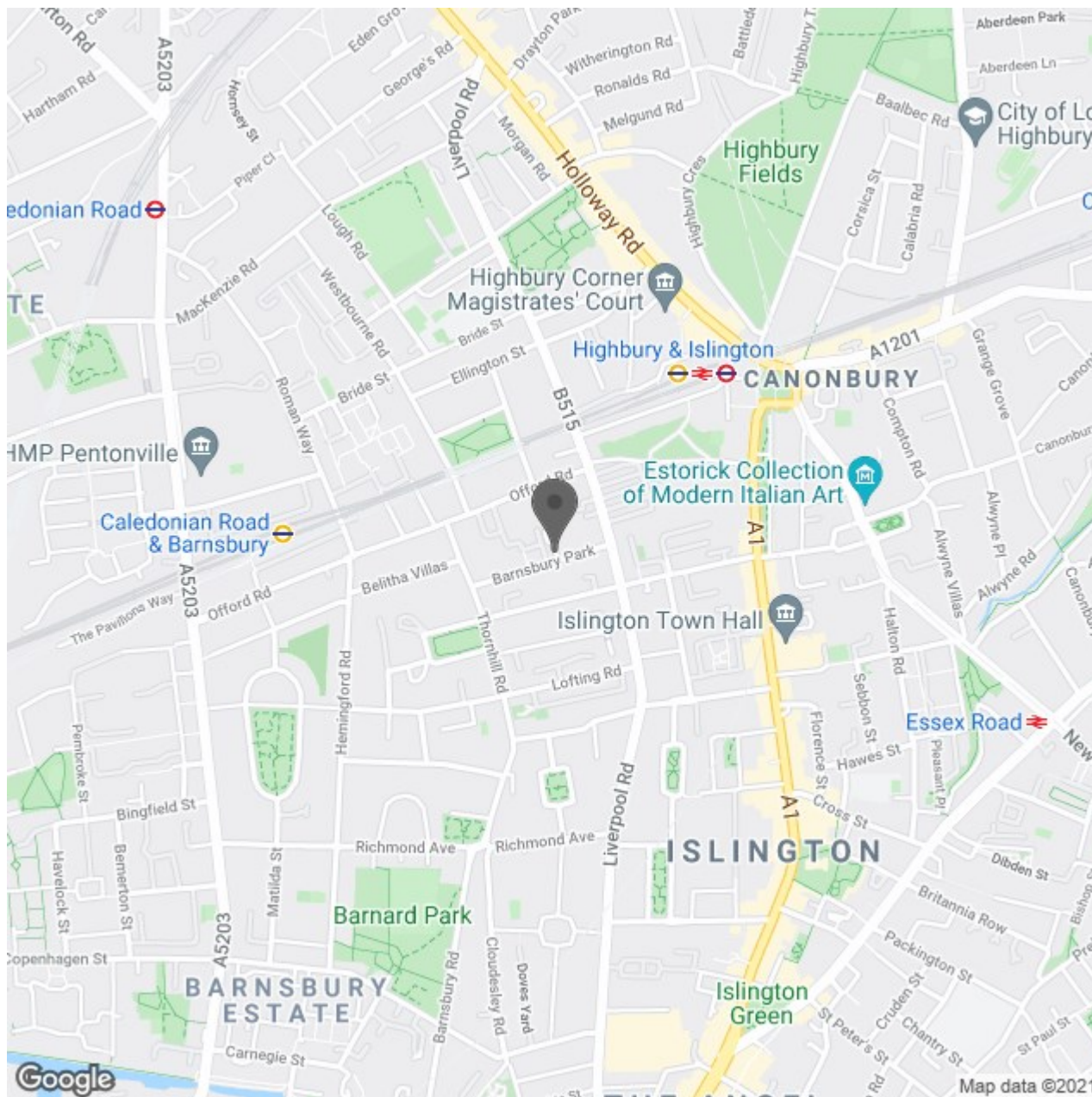


#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

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



**Red.**



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