



Providence Place, Islington

Prime Location | Modern Design | Private Patio | Spacious Living | Eatin Kitchen | Close to Angel Tube

Asking Price: **£575,000**

Located on the ground floor of a contemporary development, this generously proportioned one-bedroom flat blends stylish design, modern features, and ample storage in a prime location. Nestled in a peaceful enclave just off vibrant

Upper Street, Providence Place provides a serene escape while being steps away from Angel's lively social scene.

As you arrive, you enter into a spacious foyer for coats and settling in. The lounge is massive at over 23 feet and offers versatile living space with large windows that flood the room with natural light and open onto a generous private patio. This flexible indoor-outdoor living area is perfect for entertaining friends and family.

The sleek, modern eat-in kitchen is designed with plenty of room for cooking and dining, accommodating a large dining table. It also features access to a second smaller patio, perfect for enjoying a quiet meal or stepping out for fresh air.

The large bedroom is a peaceful retreat, offering access to the main patio, making it the perfect spot for morning coffee or unwinding with a book. With space for a desk and a large walk-in closet, this bedroom is both spacious and practical.

More About the Location:

Situated in the heart of Angel, this flat is just moments from Upper Street's eclectic mix of trendy shops, restaurants, and bars. Angel's prime Zone 1 location offers urban energy along with quieter canalside living.

Upper Street is home to popular dining spots such as Ottolenghi, with its Mediterranean-inspired dishes, and The Breakfast Club, known for its quirky brunch options. The Old Queen's Head provides a cosy pub vibe alongside live music.

For shopping, Angel Central offers a range of trendy high-street stores, while independent boutiques like After Noah add a vintage touch. Cultural venues such as The Screen on the Green and Almeida Theatre provide a rich selection of entertainment.

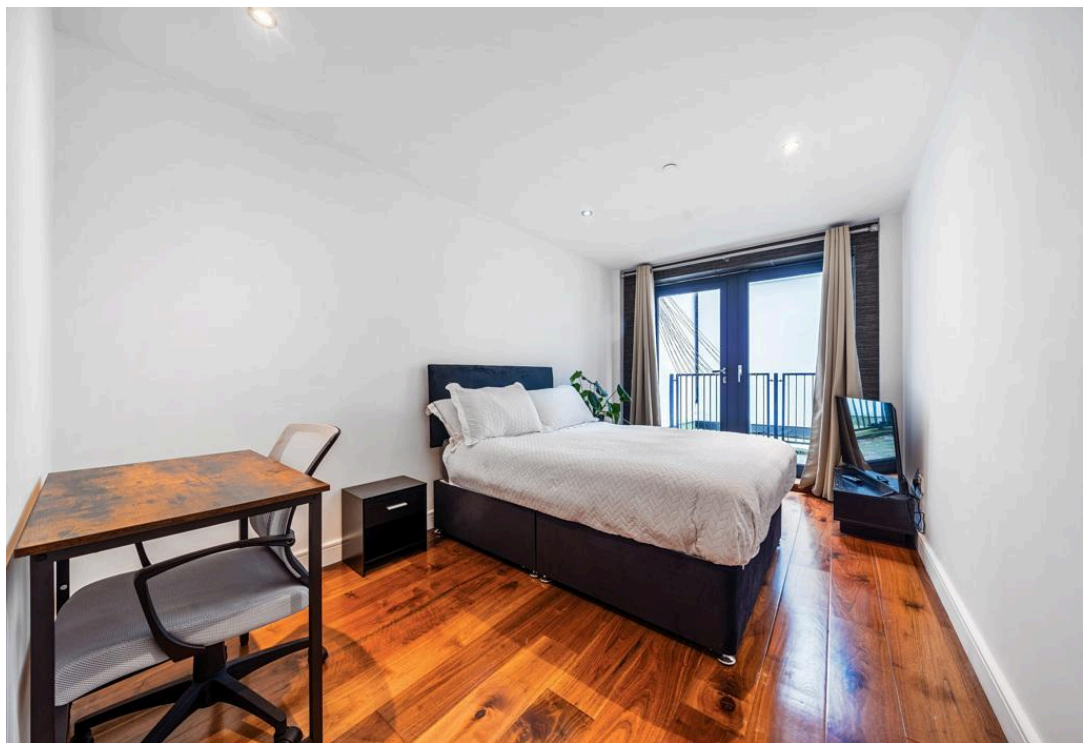
Transport links are ideal, with Angel Station (Northern Line) and Highbury & Islington Station (Overground and Victoria Line) both just a 10-minute walk away, along with numerous bus routes from Upper Street. King's Cross is also nearby, and the City is just a 10-minute journey, with the West End reachable in around 20 minutes.

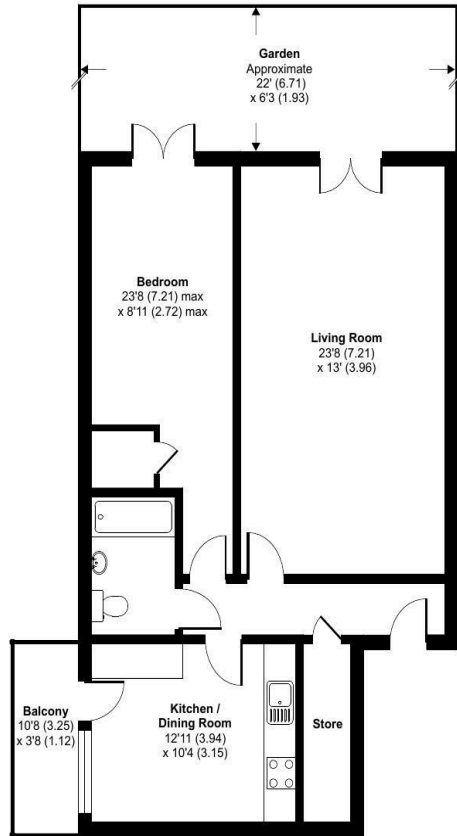
Immaculately presented throughout, this apartment is move-in ready and offered chain-free, ensuring a smooth and stress-free buying experience for the new owner.

Key Features:

- Prime Location
- Modern Design
- Private Patio
- Spacious Living
- Eatin Kitchen
- Close to Angel Tube







GROUND FLOOR

Providence Place, London, N1

Approximate Area = 790 sq ft / 73.3 sq m

For identification only - Not to scale

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Onyx Property Consultants Ltd. REF: 1192127