



# EMERSON COURT

ISLINGTON, N1



ASKING PRICE  
£575,000



# EMERSON COURT ISLINGTON LONDON, N1

- 515 Sq Ft Studio Apartment
- 4th Floor
- Private Balcony
- 24 Hour Concierge
- Residents' Gymnasium
- Landscaped Gardens
- Swimming Pool
- Sauna & Steam Room

An exceptionally large studio apartment in the stunning King's Cross Quarter development that boasts a fully fitted kitchen with high end appliances, wood flooring throughout, private covered balcony, contemporary shower room and ample storage in the bedroom and hallway.

Residents benefit from stunning world class facilities that include a cinema, gym, swimming pool, spa and a 24 hr concierge.

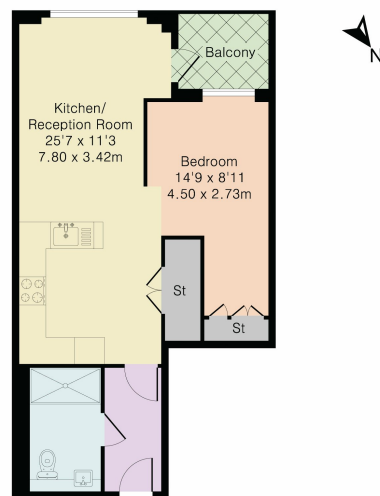
Well located with Kings's Cross / St Pancras stations situated just minutes away providing convenient access to all of London. Additionally, Angel Station and a variety of bus services to the West End and The City are easily reachable. Great selection of restaurants, quirky pop-up eateries and cafes are conveniently located right on the doorstep.



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Approximate gross  
internal area:  
**45.3 SQM /**  
**488 SQ FT**

Approximate Gross Internal Area 515 sq ft – 48 sq m



Fourth Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure: Leasehold, 992 years

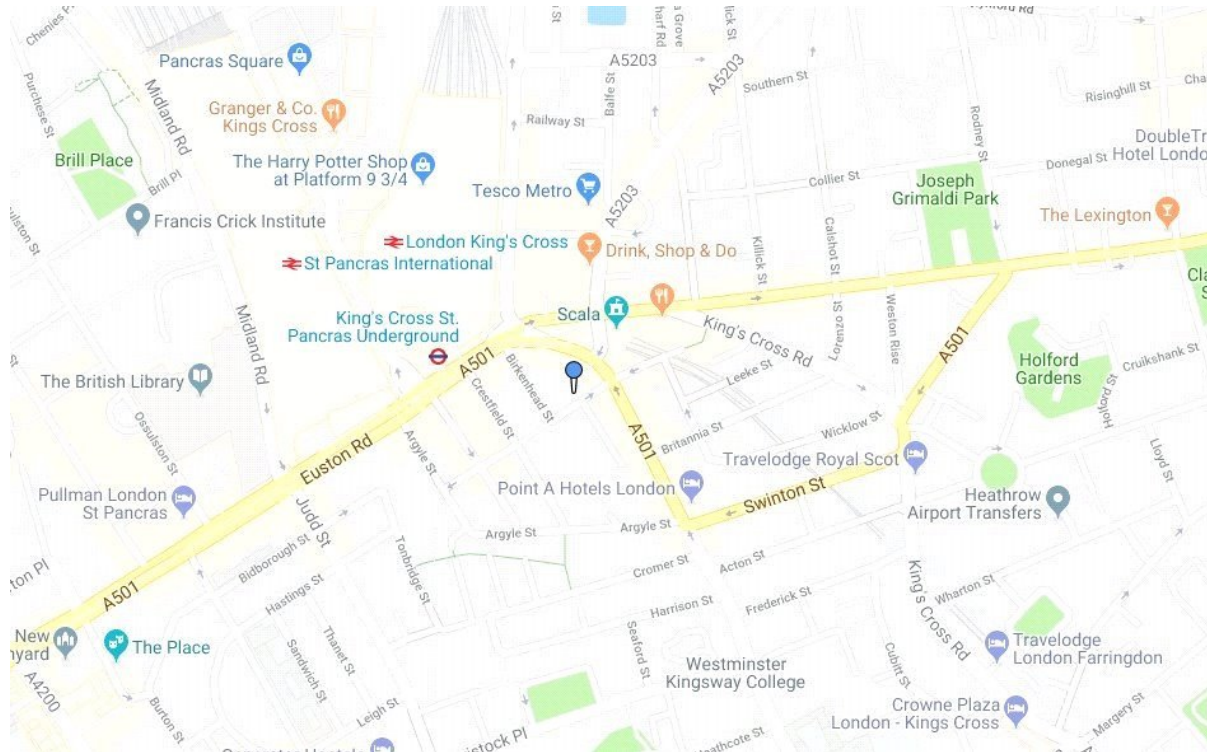
Estimated ground rent: £475 p.a.

Estimated service charge: £6892 p.a.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| A (92+)                                     |                         |           |
| B (81-91)                                   | 84                      | 84        |
| C (69-80)                                   |                         |           |
| D (55-68)                                   |                         |           |
| E (39-54)                                   |                         |           |
| F (21-38)                                   |                         |           |
| G (1-20)                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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