



JOHN SPENCER SQUARE, ISLINGTON, LONDON, N1
£800,000 SHARE OF FREEHOLD

A CHARMING TWO BEDROOM FLAT SET OVER
THE SECOND FLOOR OF THIS TRULY WONDERFUL
NEO-GEORGIAN BLOCK IN CANONBURY

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DESCRIPTION:

Set amongst the most desirable roads in Canonbury is this exquisite two bedroom flat in John Spencer Square. The property offers the most wonderful proportions and light filled rooms and is located on the second floor so provides excellent views over the pristine residents garden to the rear. Accommodation includes two double bedrooms, separate kitchen, a large reception room and family bathroom. The property further benefits from a share of freehold and is offered to the market chain free.

John Spencer Square is located in the much sought after area of Canonbury, tucked away off St Paul's Road and moments from Upper Street. Fantastic shopping amenities are provided close by with a selection of independent shops and boutiques as well as Waitrose on Highbury corner and high street stores at Angel. Transport links are best served by Highbury & Islington station which is less than a 5 minute walk away, offering Victoria, London over ground and First Capital Connect services whilst further over ground services are also found at Canonbury station. Angel underground station is also a short distance away and a variety of bus links can be found on Highbury corner providing easy access to the City and West End.

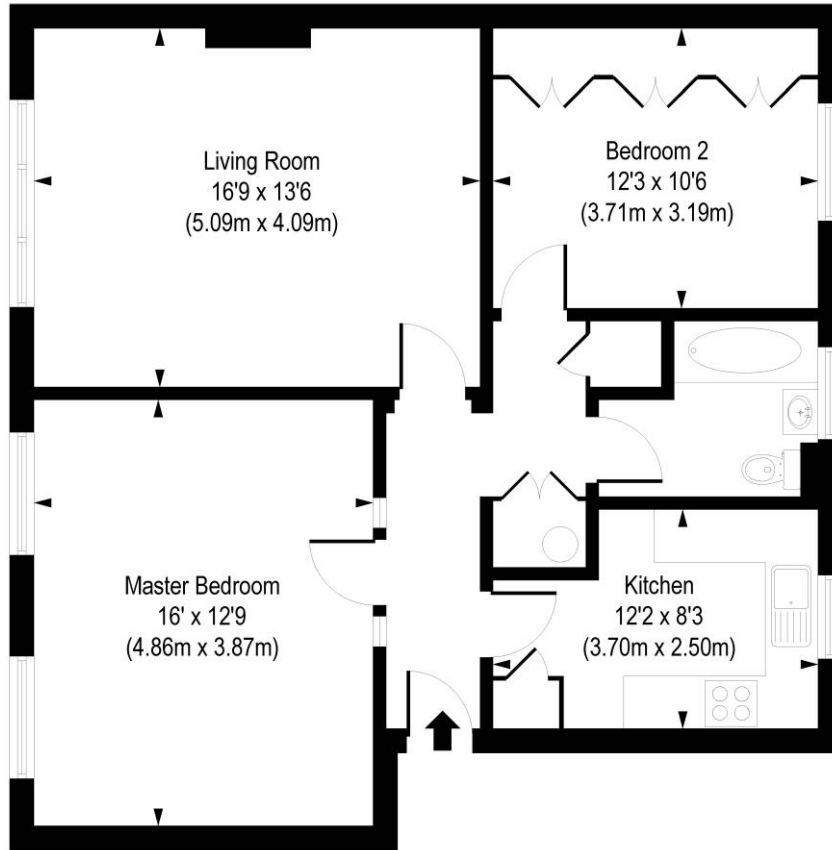
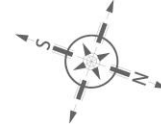
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John Spencer Square, N1

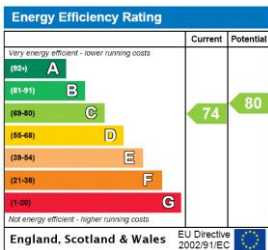
Approx. Gross Internal Floor Area 816 sq. ft / 75.81 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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