



ST. PAULS ROAD, LONDON, N1  
OIEO £875,000 SHARE OF FREEHOLD

## A BEAUTIFUL TWO BEDROOM UPPER MAISONETTE WITH PRIVATE GARDEN.

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## DESCRIPTION:

An exceptionally bright and spacious two bedroom upper maisonette. This outstanding property offers well-proportioned rooms throughout, and combines a wonderfully social layout with the addition of a separate study. Accommodation includes two double bedrooms, a family bathroom as well as the study. Positioned on the first floor is the south-facing reception room which is flooded with natural light, the kitchen is located to the rear and leads out to your private terrace and garden. The property further benefits from a share of the freehold and is offered to the market on a chain free basis.

St Pauls Road is conveniently located just moments from the many bars, restaurants and boutiques of Upper Street and is just a short distance away from Highbury fields. Highbury and Islington station (Victoria Line) is the closest underground providing easy access to the West End and Kings Cross. International travel is offered from St Pancras, whilst over ground services are provided from Canonbury station to West, South and East London and the City. Numerous bus routes can also be found close by creating some of the strongest transport links in Islington.

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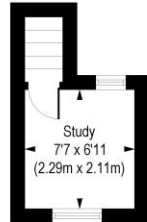
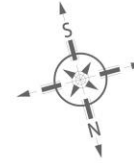




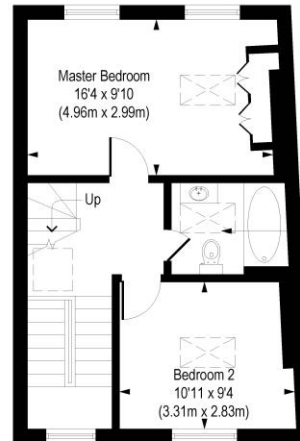
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# St. Pauls Road, N1

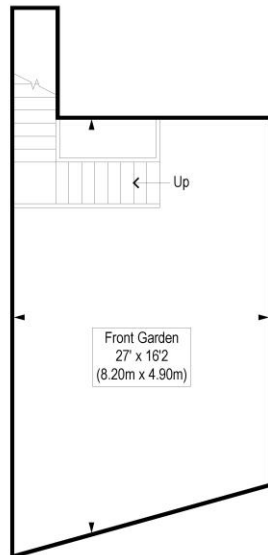
Approx. Gross Internal Floor Area 862 sq. ft / 80.05 sq. m



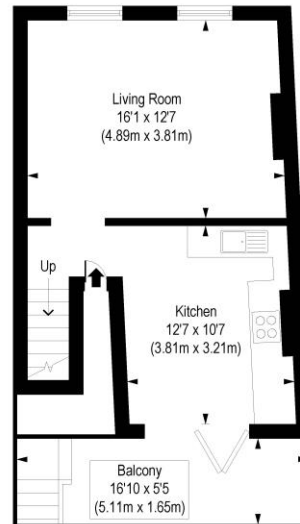
Loft  
Gross Internal  
Floor Area 63 sq ft



Second Floor  
Gross Internal  
Floor Area 423 sq ft



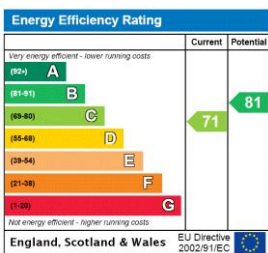
Ground Floor



First Floor  
Gross Internal  
Floor Area 376 sq ft

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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