



**ST. CLEMENTS COURT, 60 ARUNDEL SQUARE, LONDON, N7  
£625 PER WEEK FURNISHED, PART FURNISHED, UNFURNISHED**

**AN OUTSTANDING 1300SQ FT CONVERSION FLAT IN A FORMER  
CHURCH NEXT TO ARUNDEL SQUARE, BARNSBURY AND  
RETAINING AN ABUNDANCE OF ECCLESIASTICAL FEATURES**

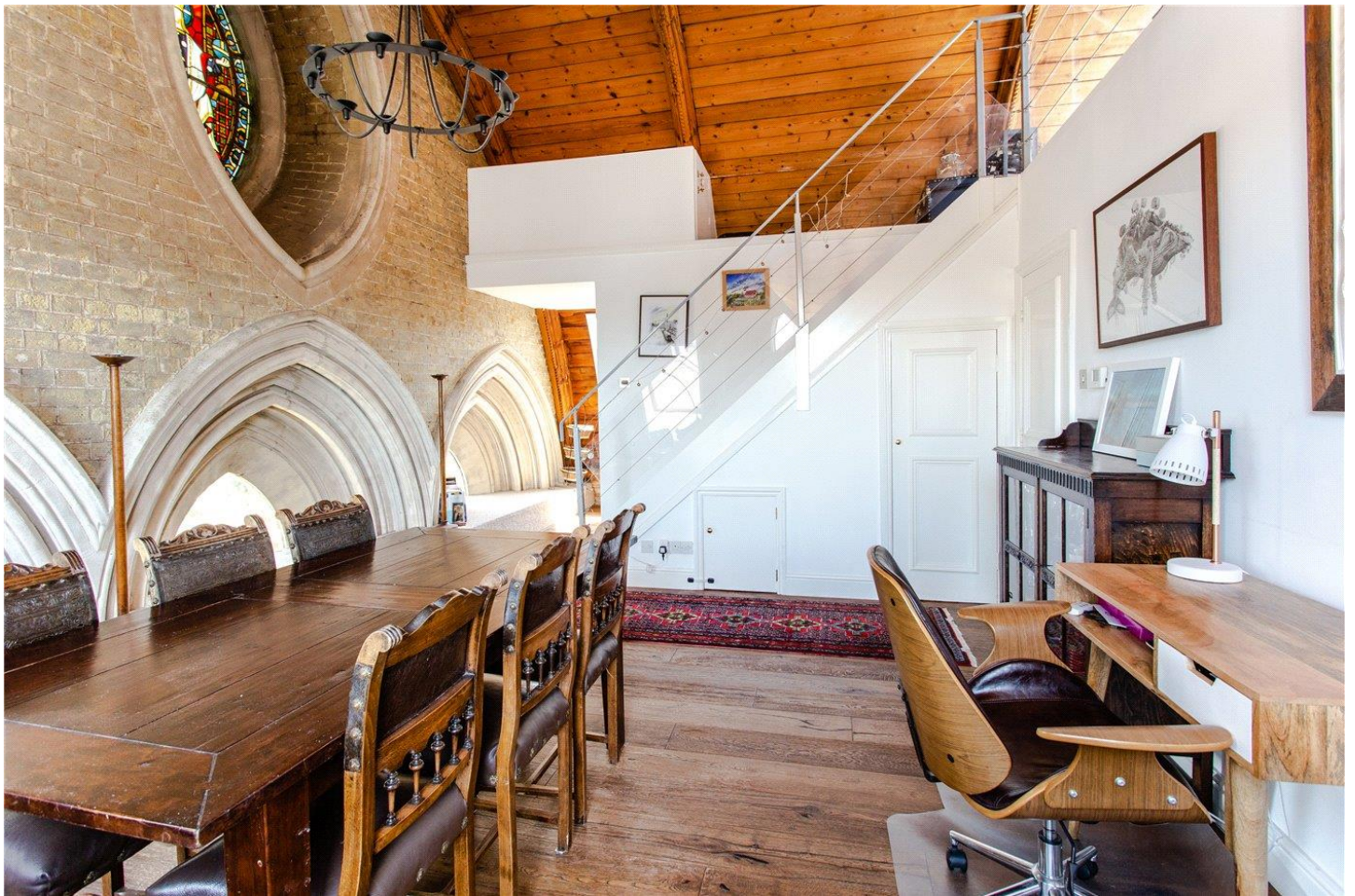
Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)



Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

A truly stunning two double bedroom church conversion flat spread across approx. 1300sq ft of a Grade II listed building in the North of Barnsbury.

This huge split-level apartment comprises two spacious bedrooms, modern kitchen (which includes dishwasher and other white goods), contemporary bathroom, large reception with dining area and then a further huge second reception room. The upper reception room benefits from triple aspect windows, which include a beautiful stained-glass windows. They also provide an abundance of natural light as well as vast views across the capital.

This property retains a plethora of original features such as elegant stonework, oak cladding and beams. It is perfect for a professional couple or family looking for an exquisite home overflowing with character. There is a communal courtyard as well as bicycle storage in the crypt and Arundel Square is just 50m away providing plenty of green space.

It is conveniently situated 0.2m to Caledonian Road & Barnsbury Station, 0.4m from Highbury & Islington Tube and 0.3m from Caledonian Road Tube Station and so is in an excellent position for transport options.

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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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