



CANALSIDE SQUARE, LONDON, N1
£700,000 LEASEHOLD

A WONDERFUL TWO BEDROOM MODERN APARTMENT OVERLOOKING REGENTS CANAL.

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DESCRIPTION:

EWS1 Compliant

Spanning over 900sqft across the fourth floor of this well-maintained modern development, is this fantastic two bedroom flat. Accommodation includes two double bedrooms with inbuilt storage, a bathroom, separate toilet and a bright and airy open plan kitchen/reception which leads out to the balcony providing amazing views of Regents Canal. The property further benefits from an abundance of storage, is flooded with natural light and is offered to the market on a chain free basis.

Whilst situated on this wonderfully quiet street, the property is also within easy reach of the boutiques, bars and restaurants of Upper Street. The closest tube can be found at Angel station whilst Old Street and Essex road over ground are also within easy reach. Numerous bus routes provide easy access the City and West End and international travel is made easy from Kings Cross St Pancras.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

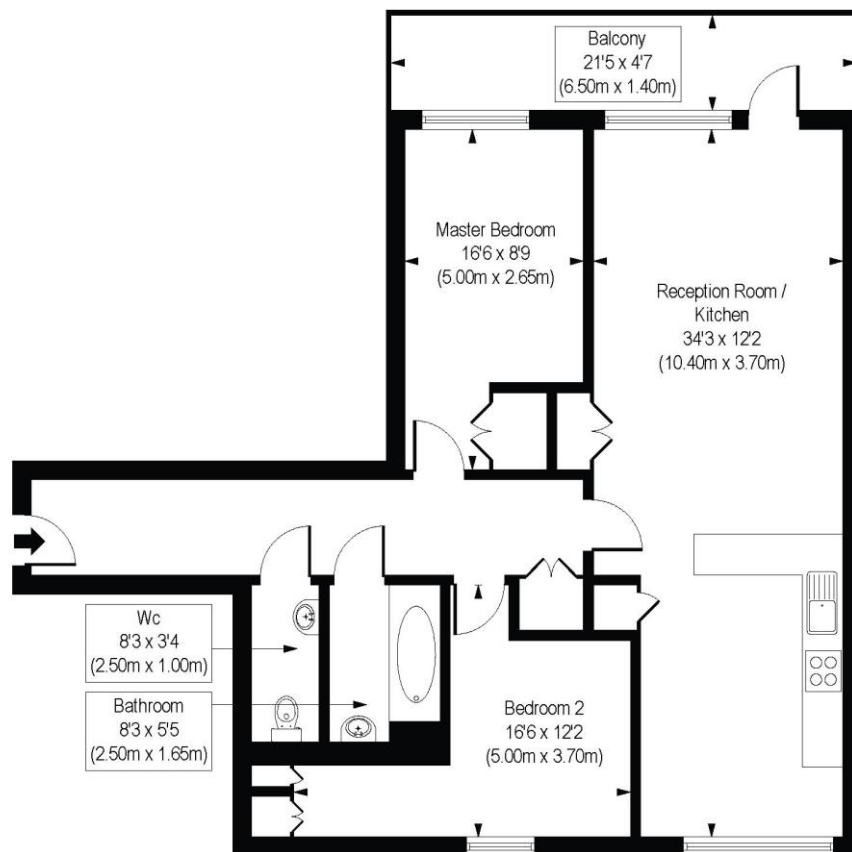
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Approx. Gross Internal Floor Area 906 sq. ft / 84.13 sq. m



Fourth 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (91-100)		
	B (81-90)		
	C (71-80)		
Average energy efficiency	D (61-70)		
	E (51-60)		
	F (41-50)		
Not energy efficient - higher running costs	G (31-40)		
	H (21-30)		

England, Scotland & Wales EU Directive 2002/91/EC

<https://www.winkworth.co.uk/sale/property/ISL240428>

Tenure: Leasehold

Term: 132 year and 8 months (Subject to change)

Service Charge: £3,108 per annum (approx.)

Ground Rent: £10 Annually (Subject to review)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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