





CANALSIDE SQUARE, LONDON, N1

**OFFERS IN EXCESS OF £700,000 LEASEHOLD**

# A 780 SQ .FT. TWO BEDROOM, TWO BATHROOM APARTMENT SET WITHIN THE POPULAR AND TRANQUIL CANALSIDE SQUARE DEVELOPMENT.

**Islington** | 0207 354 2480 | islington@winkworth.co.uk

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**DESCRIPTION:**

This well maintained two-bedroom, two-bathroom apartment with private balcony is set within the popular and tranquil Canalside Square development just off Upper Street.

Standing at 780 sq. ft. the accommodation is made up of a spacious entrance hallway, a large and bright open-plan kitchen/living room leading onto a private balcony facing the green square, a large en-suite bedroom with fitted wardrobe, a second double bedroom and a family bathroom with bathtub. The property further benefits from a storage cupboard, 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.

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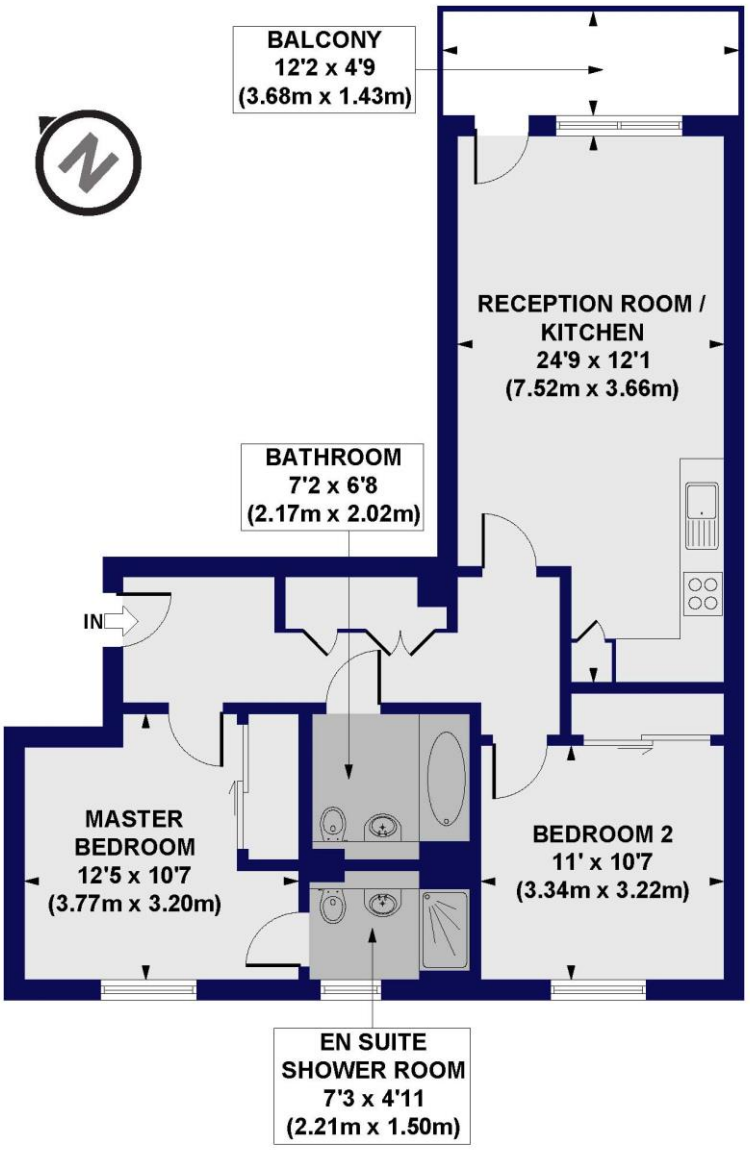




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# Canalside Square, N1

**Approx. Gross Internal Floor Area 779 sq. ft / 72.33 sq. m**

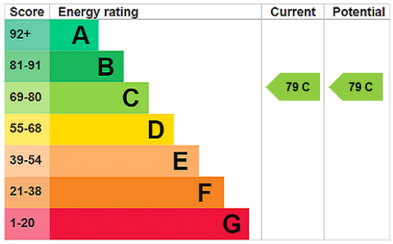



**THIRD FLOOR**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.




https://www.winkworth.co.uk/sale/property/ISL250081

**Tenure:** Leasehold

**Term:** 113 year and 7 months (Subject to change)

**Service Charge:** £3052.75 per annum (approx.)

**Ground Rent:** £ TBC (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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