



ST. CLEMENTS COURT, ARUNDEL SQUARE, LONDON, N7
£475,000 SHARE OF FREEHOLD

**A SUBLIME 629 SQ. FT. ONE BEDROOM APARTMENT
LOCATED WITHIN A GOTHIC CHURCH 0.5 MILES
FROM Highbury & Islington Station**

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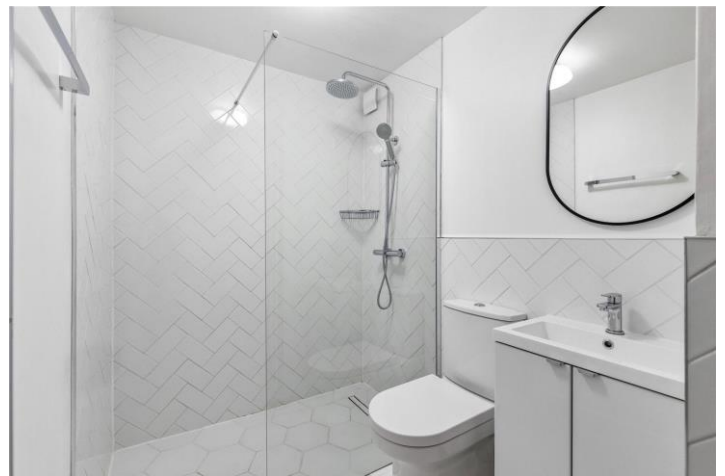
DESCRIPTION:

This unique one double bedroom flat is situated within an impressive converted former Gothic Church next to the highly sought after Arundel Square and only 0.5 miles from Highbury & Islington station. Spread across 629sq ft, the apartment comprises of a large South facing reception room flooded with natural light via the elegant period windows. A spacious and separate kitchen with ample worktop space, a large double bedroom with fitted storage and a fully tiled three-piece bathroom suite that was recently renovated. It would be ideal for any buyer looking to put their stamp on a unique apartment, or as an investment with rental value around £2,500/ month.

St. Clements Court is a spectacular Victorian church conversion in Islington's Barnsbury area. The building was originally designed in 1864–1865 by the renowned architect Sir George Gilbert Scott, featuring stunning Gothic Revival architecture with a stock and yellow brick exterior, intricate red-brick archways, and a striking three-bellcote apex. Following its decommissioning in late 20th century, the impressive stone pillars, tall Gothic windows and vaulted wood-beamed ceilings were meticulously preserved. Today, the former sacred space has been transformed into a highly sought-after residential spaces that blend 160-year-old historic character with modern living.

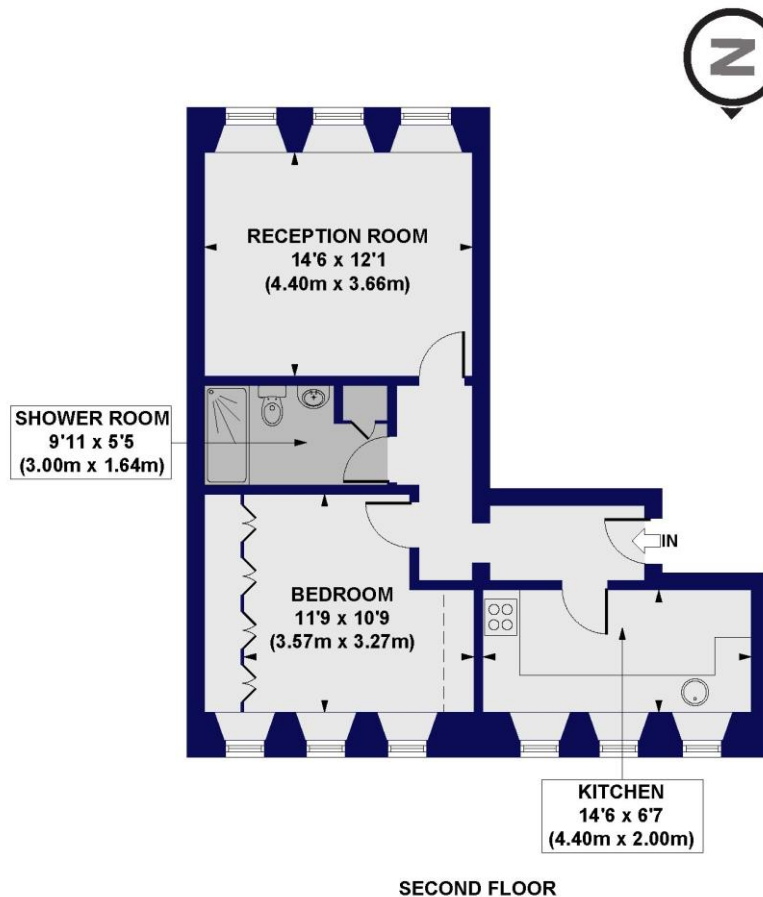
St. Clements Church is ideally located for easy access to the City and the West End and is set moments from the many bars, restaurants and boutique shops on Upper Street. Nearby transport links can be found at Highbury and Islington (Victoria Line, Overground, Great Northern), Caledonian Road Underground (Piccadilly Line) and Caledonian Road and Barnsbury (Overground) whilst international transport is facilitated from Kings Cross St. Pancras.

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St. Clements Court, Arundel Square, N7
Approx. Gross Internal Floor Area 641 sq. ft / 59.56 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL260387>

Tenure: Share of Freehold

Term: 148 year and 1 months (Subject to change)

Service Charge: £3000 per annum (approx.)

Ground Rent: £0 Annually (Subject to review)

Council Tax Band: D

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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