



ST. PAUL STREET, LONDON, N1
OFFERS IN EXCESS OF £1,800,000 FREEHOLD

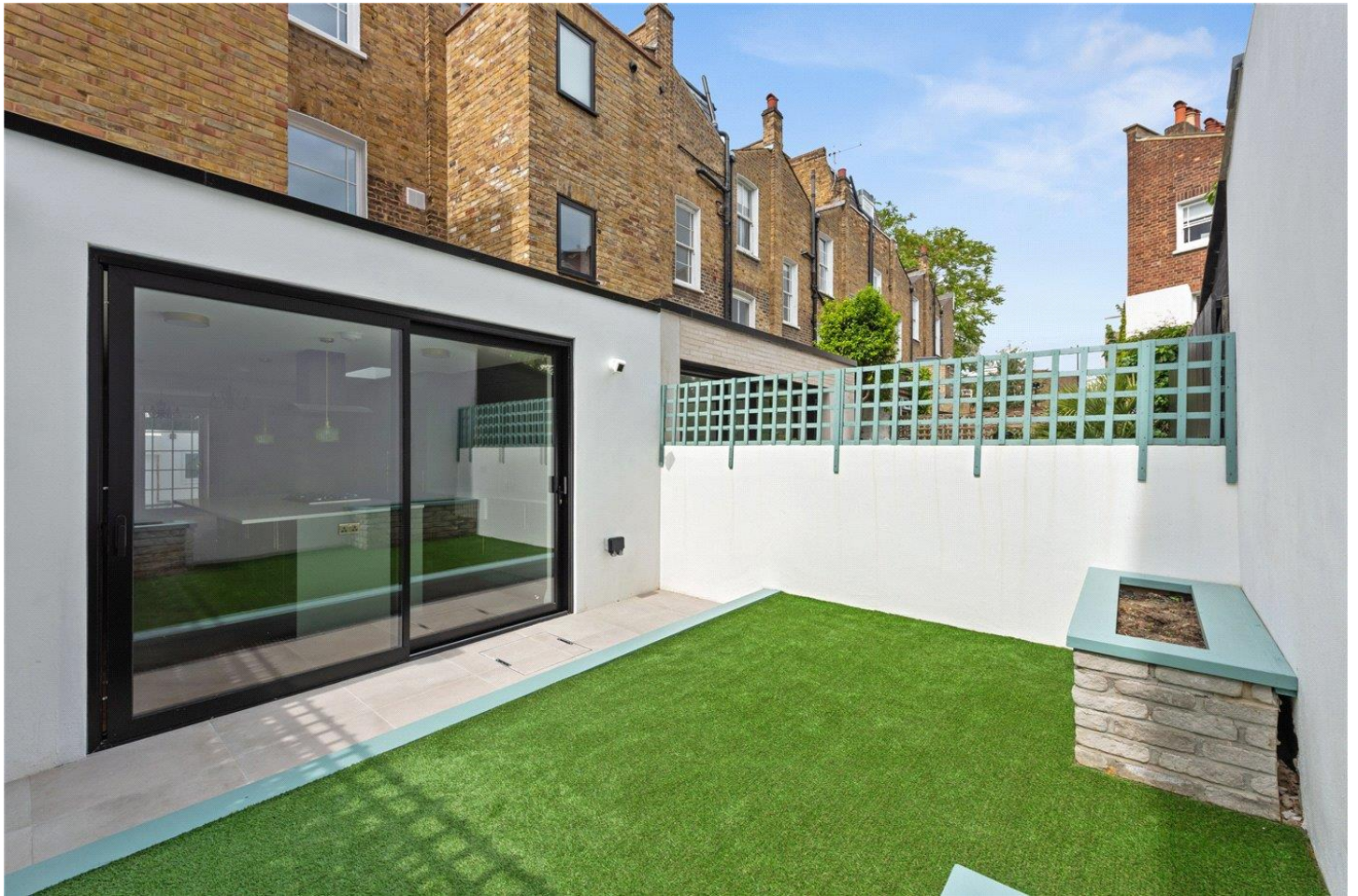
RECENTLY REFURBISHED FOUR BEDROOMS, TWO BATHROOMS HOUSE IN ARLINGTON SQUARE CONSERVATION AREA

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DESCRIPTION:

An immaculately presented four bedrooms, two bathrooms, period house with South- East facing garden that has undergone a complete refurbishment in Arlington Square Conservation Area.

The property comprises of two double bedrooms on the raised ground floor, further two bedrooms on the first floor, all with fitted wardrobes and double-glazed timber sash windows. The carpets in the bedrooms can be picked by the purchaser, agreed with seller on exchange and will be installed before completion.

The lower ground floor hosts W/C, separate utility and laundry room, open plan living room/ kitchen with skylight, pendant lights above centre island, glass chimney cooker hood, NEFF glass gas hob with cast iron pan stands, NEFF microwave, NEFF slide and hide oven, NEFF warming drawer, and stone effect worktops.

The three piece shower room with rainforest shower and skylight above it is located on the top floor whereas family bathroom with a bathtub is located on the raised ground floor.

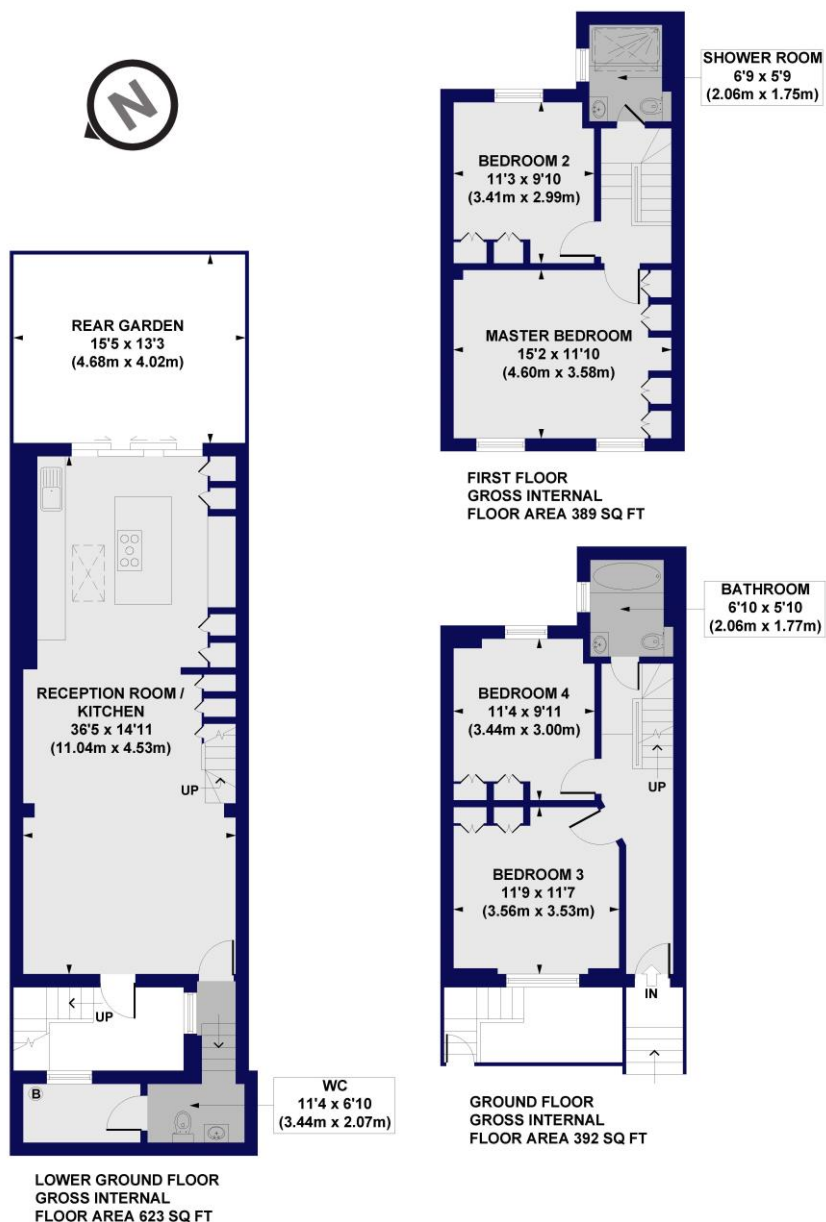
St Paul Street is within the Arlington Conservation area, made up of mostly attractive period properties. This location is ideal for Islington and Upper Street with the numerous choices of shops, bars and restaurants and excellent transport facilities at Angel (Northern Line). It also connects well to the City.

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St. Paul Street, N1
Approx. Gross Internal Floor Area 1404 sq. ft / 130.45 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		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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