



FLAT 21, CANALSIDE SQUARE, LONDON, N1  
**£800,000 LEASEHOLD**

## A WONDERFUL TWO BEDROOM MODERN APARTMENT OVERLOOKING REGENTS CANAL.

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*

See things differently





## 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

**Winkworth**

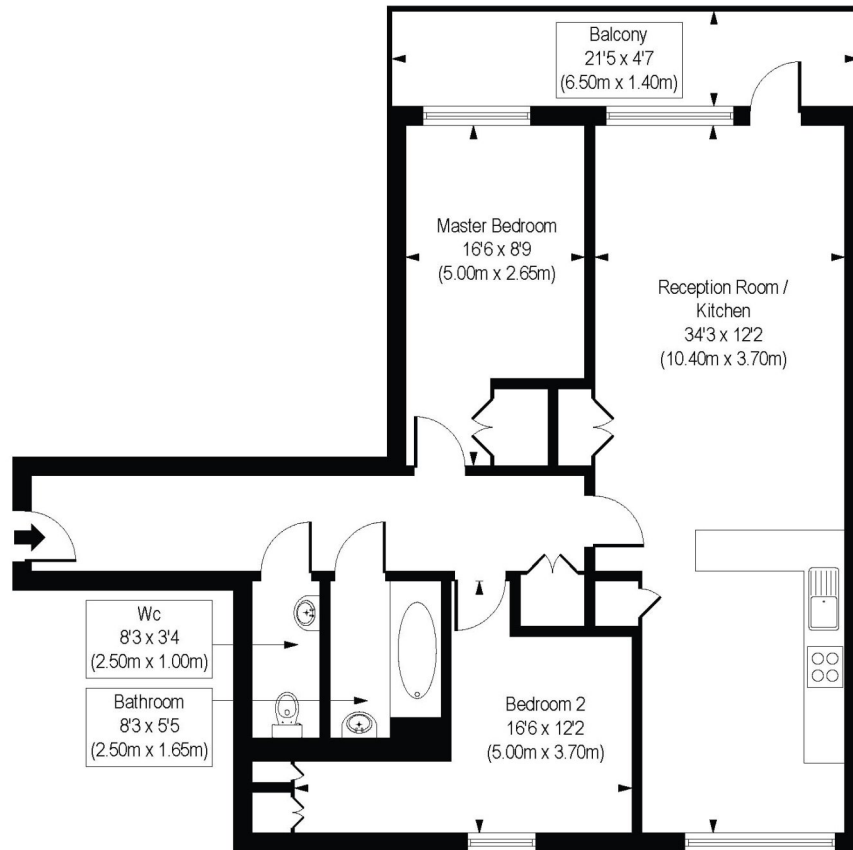
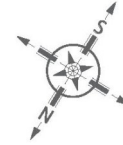




Winkworth

# Canalside Square, N1

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			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.