



ST. PAULS ROAD, LONDON, N1  
OFFERS IN EXCESS OF £650,000 SHARE OF FREEHOLD

## A TWO BEDROOMS FLAT IN AN EDWARDIAN SEMI-DETACHED BUILDING WITH SOUTH FACING COMMUNAL GARDEN

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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## DESCRIPTION:

A beautifully presented 612 sq. ft. (approx.) two bedrooms, one bathroom flat with semi-open plan kitchen/ livingroom, parking and South facing communal garden only 0.4 miles from Highbury & Islington station on the upper ground floor of an Edwardian semi-detached property.

Upon entering, the hallway leads to the two bedrooms on the North side with large sash windows overlooking the front garden, a three-piece bathroom with bathtub, and a large south facing living room/ kitchen overlooking the leafy back garden.

St Pauls Road is conveniently located just moments from the many bars, restaurants and boutiques of Upper Street and is only 0.5 miles from Highbury fields. Highbury and Islington station (Victoria Line) is the closest underground providing easy access to the West End and Kings Cross. International travel is offered from St Pancras, whilst over ground services are provided from Canonbury station (0.2 miles away) to West, South and East London and the City. Numerous bus routes can also be found close by creating some of the strongest transport links in Islington.

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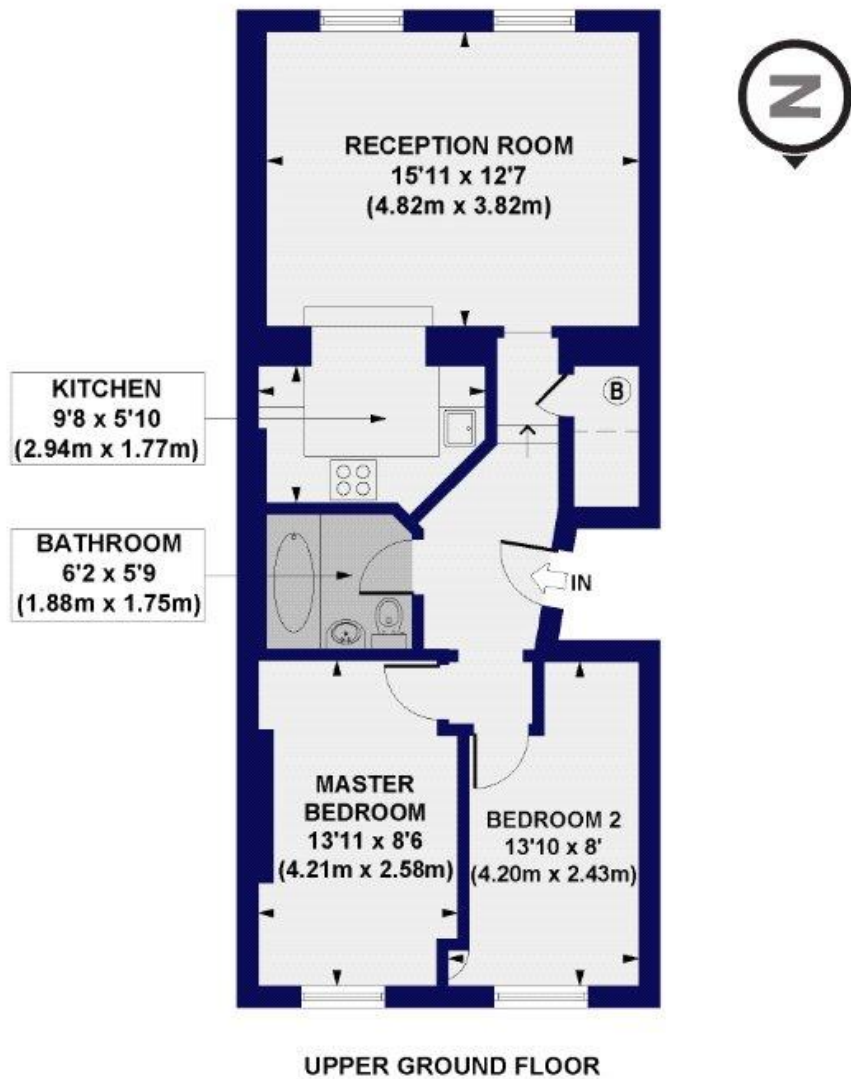




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**St. Pauls Road, N1**  
Approx. Gross Internal Floor Area 621 sq. ft / 57.70 sq. m



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	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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