



ARLINGTON AVENUE, LONDON, N1
£500,000 LEASEHOLD

A LARGER THAN AVERAGE ONE DOUBLE BEDROOM FLAT WITH TWO PATIO/ GARDENS IN N1

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DESCRIPTION:

A 707 sq. ft. one double bedroom flat with private garden/ patio in a modern development only 110 yards to the Regent's Canal and 0.7 miles to the Angel underground station.

Upon entering the property on the ground floor, you are greeted with a generous vestibule that leads to a three-piece family bathroom with a bathtub, two storage cupboards, a bright open plan living room, and a fully fitted kitchen that leads to the private garden. The double bedroom with fitted wardrobes benefits from its own private patio/ garden.

The property is set in an excellent position close to Angel station with a plethora of transportation links encompassing many bus routes to the City and West End are available from both New North Road and Essex Road, with Essex Road National Rail station 0.6 miles away. The Regents Canal is just moments away and its towpath provides a scenic route to walk to Angel or towards bustling Shoreditch with its fashionable bars, restaurants, galleries and boutique shops of Hoxton and Columbia Road in Jesus Green.

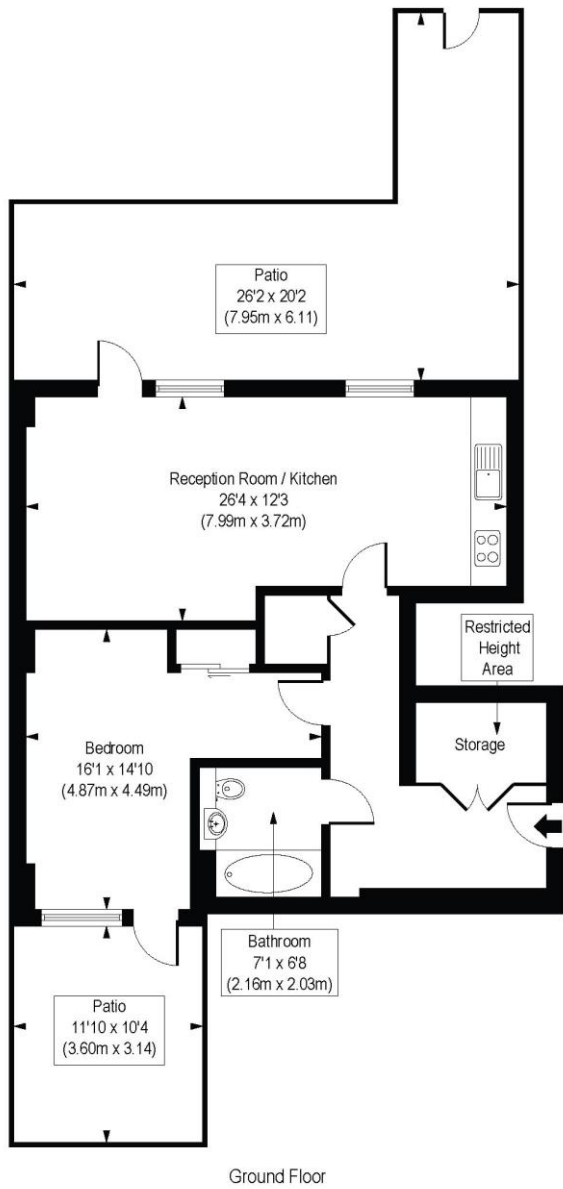
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Approx. Gross Internal Floor Area 707 sq. ft / 65.71 sq. m (Including Restricted Height Area & Storage)
Approx. Gross Internal Floor Area 671 sq. ft / 62.31 sq. m (Excluding Restricted Height Area & Storage)



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.

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

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