



ABBOTTS CLOSE, ALWYNE ROAD, ISLINGTON, LONDON, N1
£685,000 SHARE OF FREEHOLD

A BEAUTIFULLY RENOVATED TWO BEDROOM FIRST FLOOR FLAT WITH BALCONY.

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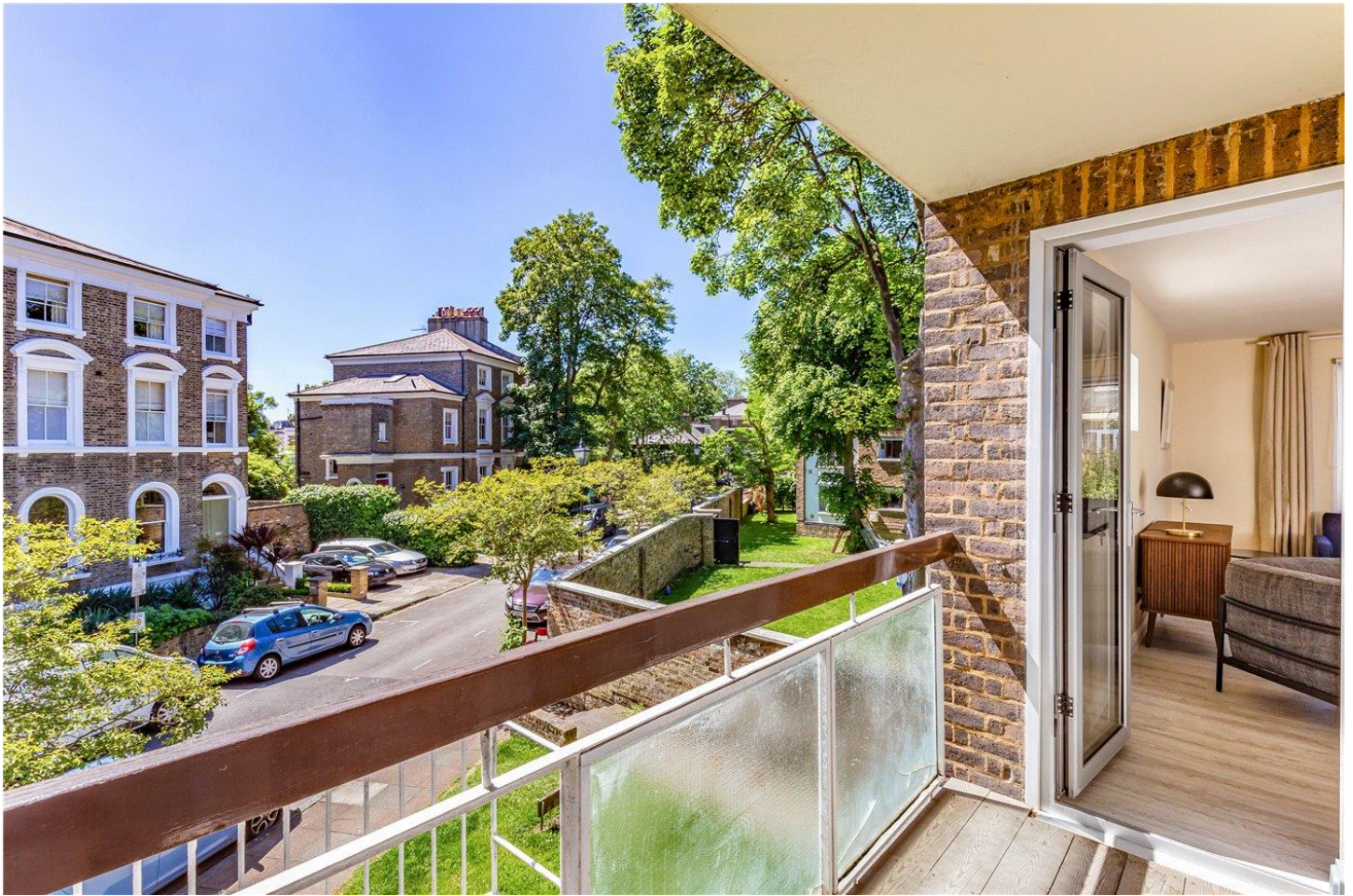
DESCRIPTION:

An outstanding first floor two bedroom flat with private balcony set in a well-kept private block in the heart of Canonbury. The flat has been renovated to the highest of standards and boasts fresh contemporary interiors alongside well proportioned, light filled rooms.

The living room provides dual aspect views and access to a private east facing balcony. The kitchen offers high quality integrated appliances and stone worktops whilst the bathroom benefits from luxury oversized shower and Porcelanosa tiles. Both double bedrooms are of generous proportions with master benefitting from substantial inbuilt storage.

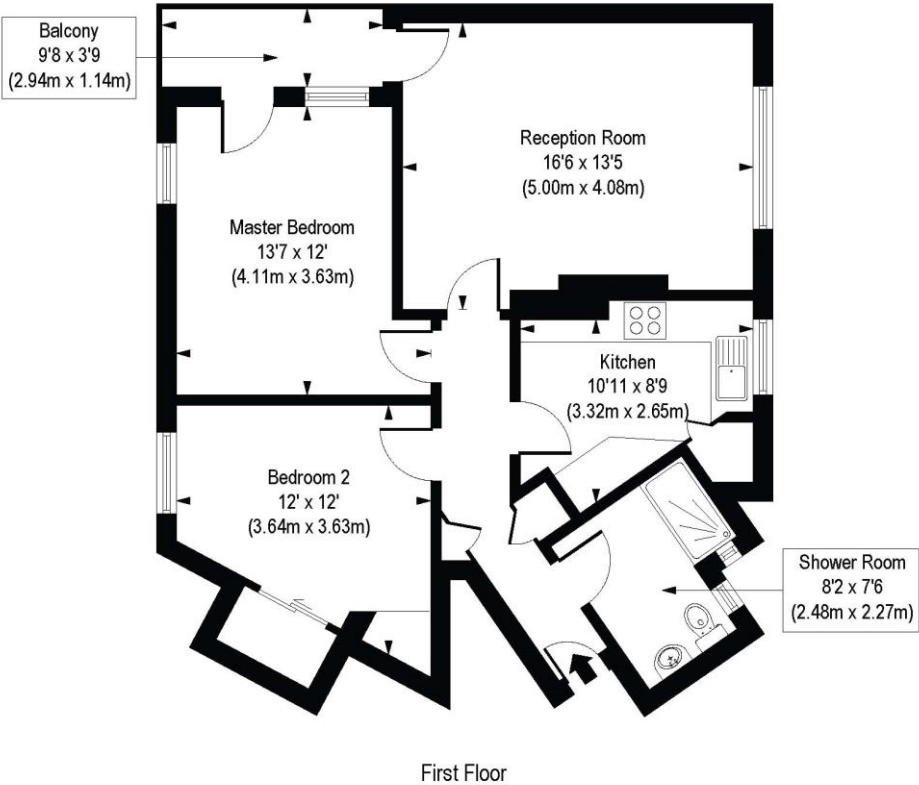
Abbotts Close is set on Alwyne road which is located in the picturesque Canonbury Conservation Area. The flat is perfectly situated within easy reach of Upper Street and its extensive collection of restaurants, bars and boutique shops. The nearest transport links can be found at Highbury & Islington station (Victoria, London Overground lines and National Rail) with fantastic connections to the West End, City and Canary Wharf whilst Angel station (Northern Line) can also be easily reached for access to the City. Essex Road station offers direct links to Moorgate and a variety of bus routes offer effortless access across London.

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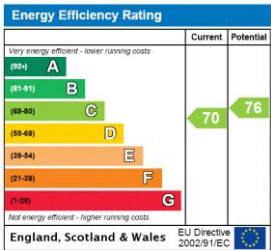
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Abbotts Close, Alwyne Road, N1
Approx. Gross Internal Floor Area 721 sq. ft / 66.95 sq. m



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.



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