



BLACKTHORN AVENUE, LONDON, N7  
**£985,000 LEASEHOLD**

**A 957 SQ. FT. TWO BEDROOM, TWO  
BATHROOM APARTMENT WITH PRIVATE  
GARDEN AND OFF-STREET PARKING.**

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## DESCRIPTION:

An immaculate two-bedroom, two-bathroom apartment with a private South facing garden in this sought-after modern development off Arundel; Square.

The property offers around 957 sq. ft. of accommodation comprising a light and airy, generous South facing reception room with a fully integrated, open-plan kitchen finished to an excellent standard throughout. There are two double bedrooms to the rear benefit from a private patio/ terrace with the ensuite bedroom offering a built-in wardrobe. A further three-piece family bathroom with bathtub and overhead shower attachments is located near the entrance.

Residents will benefit from a secure, gated development with weekday concierge service and lift access. Further benefits unique to this apartment include secure underground parking.

Arundel Square is on the edge of the Barnsbury Conservation area and allows easy access to Highbury & Islington station (Victoria, Mainline and Overground services - 0.3 miles). Islington's Upper Street with its shops, bars and restaurants is also a short distance away and Barnsbury offers a varied selection of gastropubs. The development is also within easy reach of King's Cross St Pancras, a major transport hub providing national and international connections. Additionally, the ever-popular Coal Drops Yard is nearby, offering a unique blend of high-end boutiques, independent shops, and an array of dining options, all set within a beautifully restored heritage space along the Regent's Canal.

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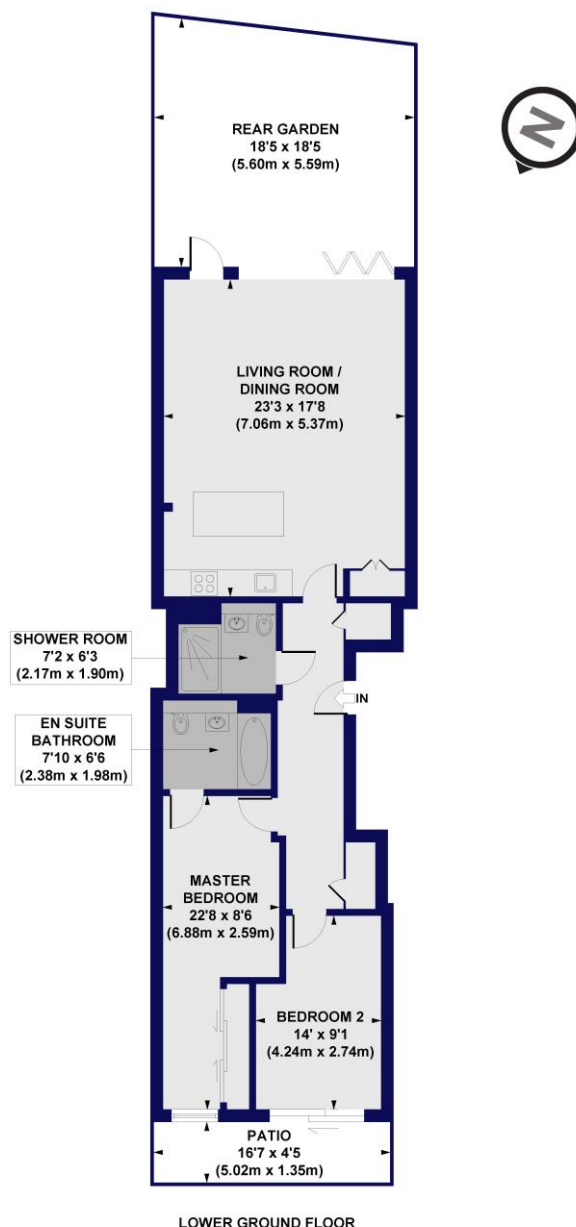


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Approx. Gross Internal Floor Area 957 sq. ft / 88.65 sq. m



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



<https://www.winkworth.co.uk/sale/property/ISL250526>

**Tenure:** Leasehold

**Term:** 232 year and 11 months

**Service Charge:** £5626.36 per annum approx

**Ground Rent:** £530 Annually (subject to review)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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