



CANALSIDE SQUARE, LONDON, N1
£500,000 LEASEHOLD

A BRIGHT, ONE DOUBLE BEDROOM APARTMENT WITH PRIVATE BALCONY IN ISLINGTON, N1.

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DESCRIPTION:

A stunning, one bedroom, fourth floor apartment standing close to 600 sqft, in this popular development in Islington, N1. Accommodation comprises of a wonderfully bright, open plan living room/kitchen with ample dining space creating the perfect entertaining area. Accessed from the living room is a good sized, south-west facing balcony with views reaching across the communal grounds. The larger than average double bedroom features built in storage while the property is completed with a modern, family bathroom.

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.

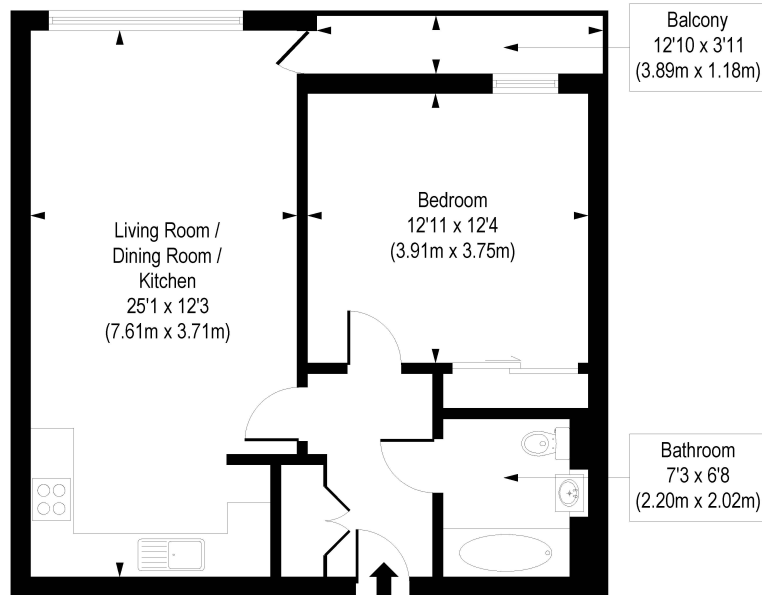
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Canalside Square, N1

Approx. Gross Internal Floor Area 598 sq. ft / 55.56 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			
(92-100)	A		
(81-91)	B	83	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	

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