

CLEPHANE ROAD, LONDON, N1
£550,000 LEASEHOLD

A WELL PRESENTED TWO BEDROOM, TWO BATHROOM FLAT IN A WELL KEPT MODERN DEVELOPMENT

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DESCRIPTION:

Set on the upper level of this well-kept modern block off Essex Road is this stunning two bed flat with South facing Juliette balcony. The property has been maintained to the highest of standards by the current owners and is tastefully decorated with a neutral contemporary feel throughout.

The open plan living room and kitchen offers a wonderfully light and social entertaining space with direct access to the South facing Juliette balcony. There's a spacious family sized bathroom with a bathtub, and both bedrooms are of generous proportions with the main bedroom located at the back of the property with an en-suite bathroom.

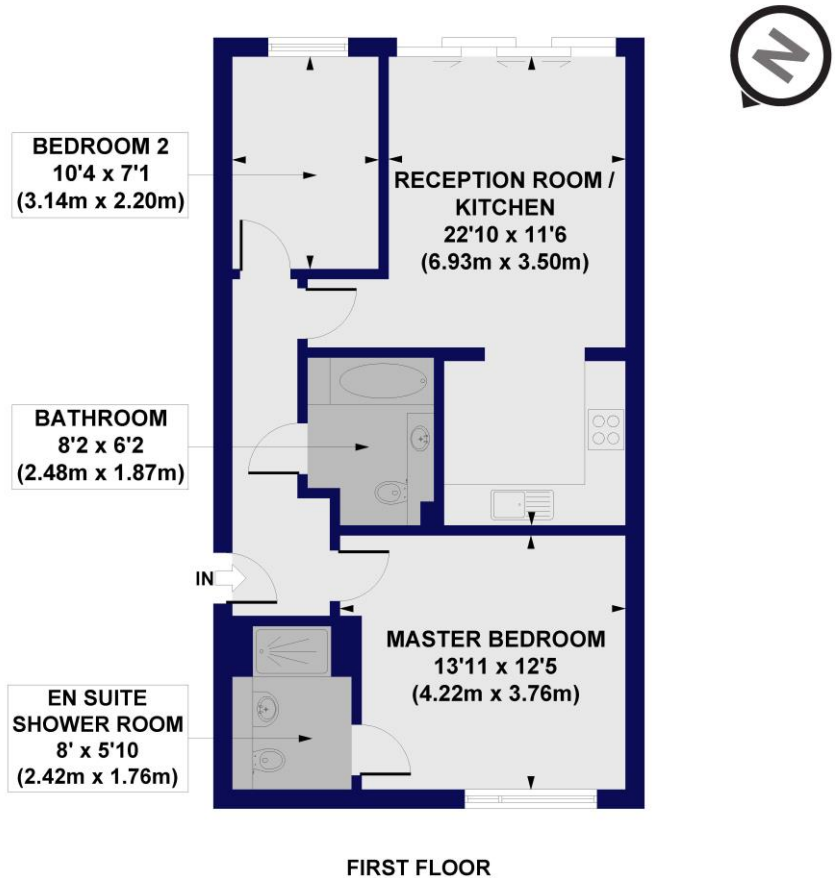
Clephane road is ideally located for easy living with an array of shops, restaurants and cafes located on Essex Road. The numerous restaurants of Upper Street are a short distance away and transport links are well served by bus, Tube and Overground lines. Essex Road is only 0.4 miles and Canonbury station 0.3 miles away.

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Clephane Road, N1
Approx. Gross Internal Floor Area 678 sq. ft / 62.98 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	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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