



ST. PAULS ROAD, LONDON, N1
OIEO £575,000 LEASEHOLD

**WE ARE DELIGHTED TO OFFER THIS BRIGHT
AND SPACIOUS TWO BEDROOM APARTMENT
IN THE HEART OF CANONBURY.**

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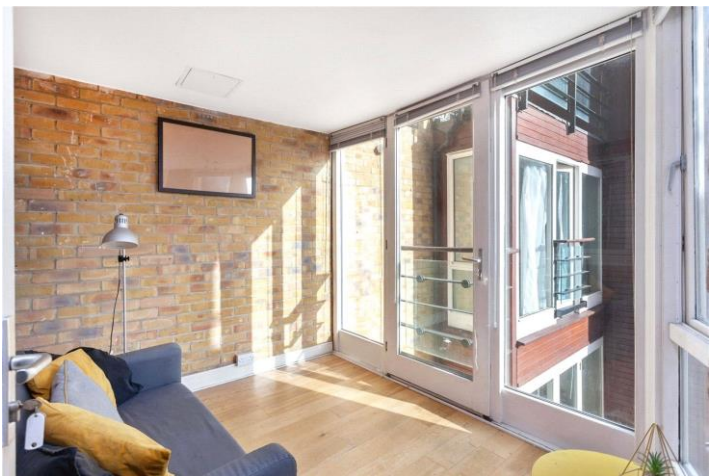


DESCRIPTION:

Set across the first floor of this well-maintained modern development is this superb two bedroom flat. Standing at 775 sqft, the property offers well-proportioned, and light filled rooms throughout. Accommodation includes a bright living room with dining area, a fully integrated kitchen with ample worktop space which then opens out into a cleverly designed sun room benefitting from large windows and a juliet balcony. Both bedrooms are good sized doubles, the master bedroom including built in storage and a wonderful en suite bathroom. The property is complete with a well sized family bathroom, an underground parking space and is offered to the market chain free.

St Pauls Road is conveniently located just moments from the many bars, restaurants and boutiques of Upper Street and is just a short distance away from Highbury fields. Highbury and Islington station (Victoria Line) is the closest underground providing easy access to the West End and Kings Cross. International travel is offered from St Pancras, whilst over ground services are provided from Canonbury station to West, South and East London and the City. Numerous bus routes can also be found close by creating some of the strongest transport links in Islington.

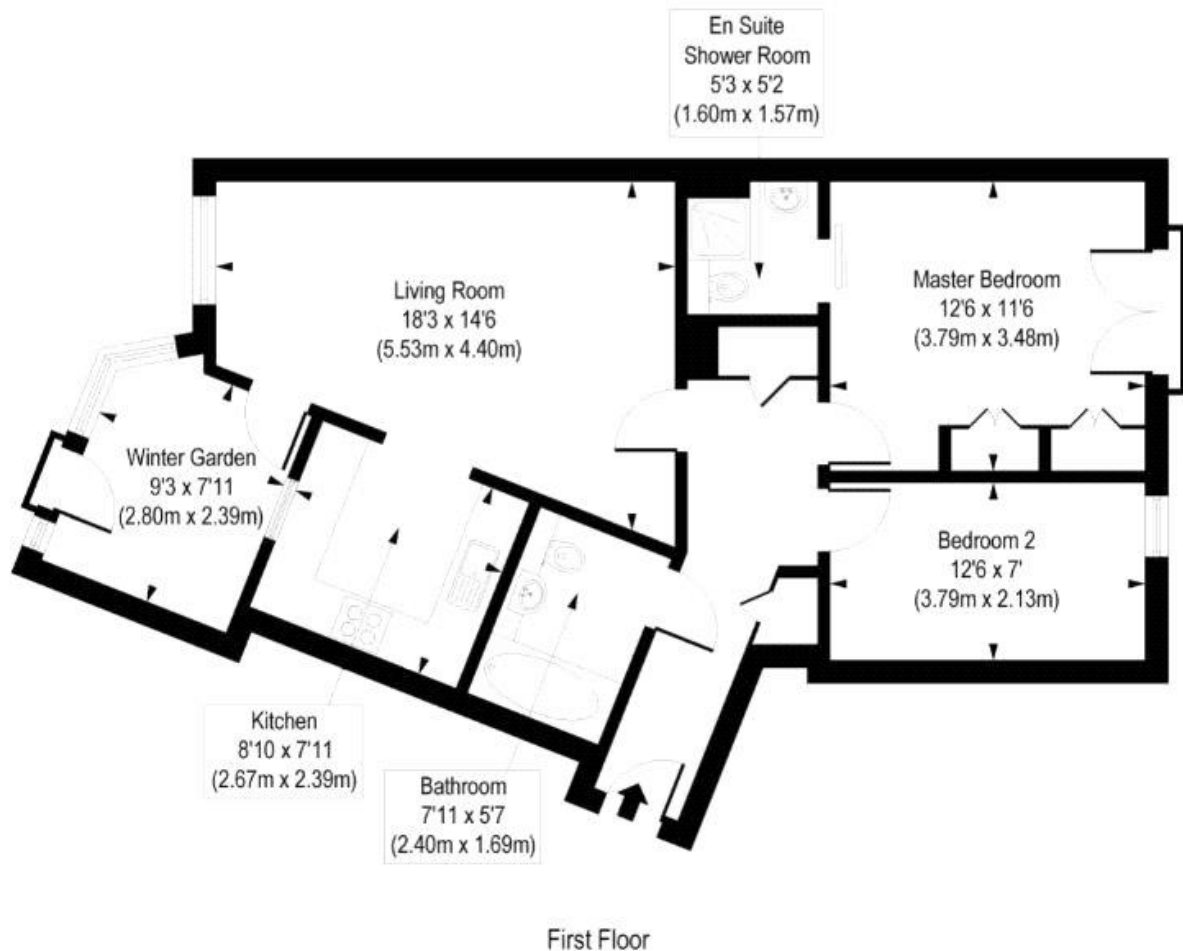
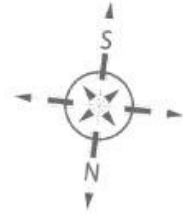
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Approx. Gross Internal Floor Area 775 sq. ft / 71.98 sq. m (Including Winter Garden)
Approx. Gross Internal Floor Area 697 sq. ft / 64.72 sq. m (Excluding Winter Garden)



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		
A (92-100)		
B (81-91)	81	81
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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