



ST. PAULS ROAD, LONDON, N1  
£350,000 SHARE OF FREEHOLD

## A BRIGHT 339 SQ. FT. STUDIO APARTMENT WITH SEPERATE KITCHEN AND BATHROOM IN A BEAUTIFUL PERIOD CONVERSION

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**





## DESCRIPTION:

This beautifully presented 339 sq. ft. (approx.) studio apartment with separate kitchen and bathroom comes with a share of freehold, parking and South facing communal garden only 0.4 miles from Highbury & Islington station on the upper ground floor of an Edwardian semi-detached property.

Upon entering, the hallway leads to the living space on the North side with large sash windows overlooking the front shared garden, a three-piece bathroom with bathtub in front, and a south facing kitchen overlooking the leafy back garden.

St Pauls Road is conveniently located just moments from the many bars, restaurants and boutiques of Upper Street and is only 0.5 miles 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 (0.2 miles away) 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.

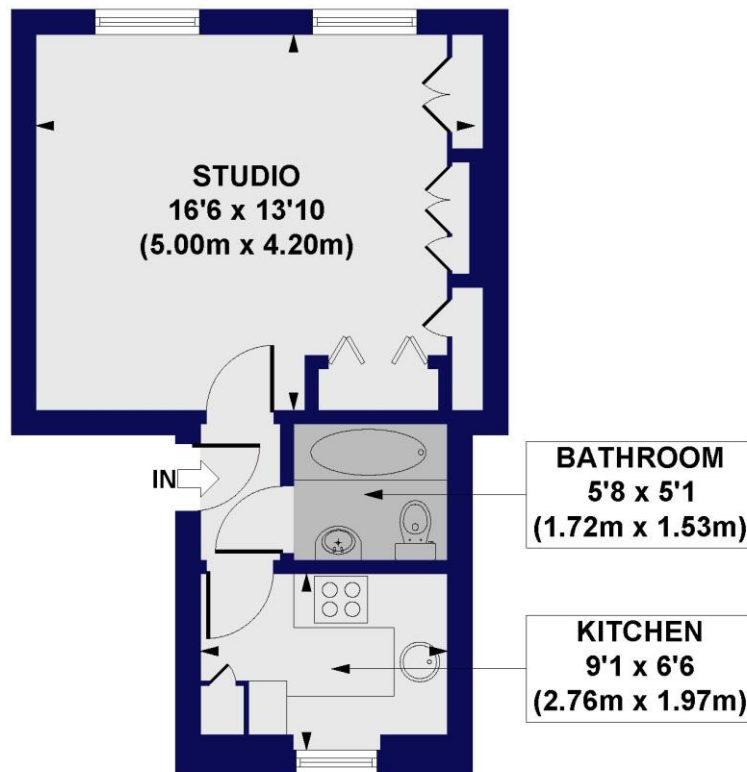
**Winkworth**





Winkworth

**St. Pauls Road, N1**  
**Approx. Gross Internal Floor Area 339 sq. ft / 31.49 sq. m**



**FIRST FLOOR**

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.

**Winkworth**

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



<https://www.winkworth.co.uk/sale/property/CLS252120>

**Tenure:** Share of Freehold  
**Term:** 0 year and 0 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** C

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.

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.