



16E John Spencer Square, London, N1 2LZ

£692 Per Week



# 16E John Spencer Square, London N1 2LZ

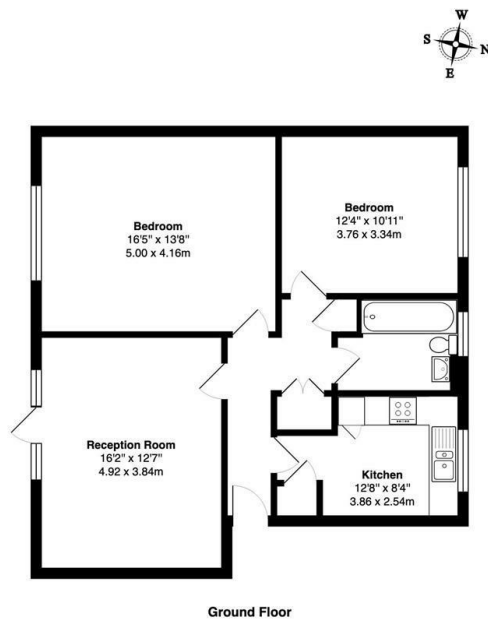
Set within a highly sought-after private Neo-Georgian development, this fantastic two-bedroom flat offers generous living space and timeless charm on the lower ground floor of John Spencer Square. The property features a spacious lounge with parquet flooring and classic sash windows, opening directly onto the tranquil communal garden square. The sleek, high-spec kitchen is fully integrated, complementing the stylish and modern feel of the flat. Both double bedrooms are generously proportioned, and the family bathroom includes a full bathtub. Storage is plentiful throughout the property.

Residents benefit from exclusive access to beautifully maintained green communal gardens. Ideally located just a 5-minute walk from Highbury & Islington station and the vibrant amenities of Upper Street, this home perfectly balances peaceful living with excellent transport links and urban convenience.



Council Tax Band: E





John Spencer Sq, N1  
 Total Gross Area: 822 ft² ... 76.4 m²  
All measurements are approximate and for identification guideline purposes only, not to scale.  
 Compliant with the RICS code of measuring practice

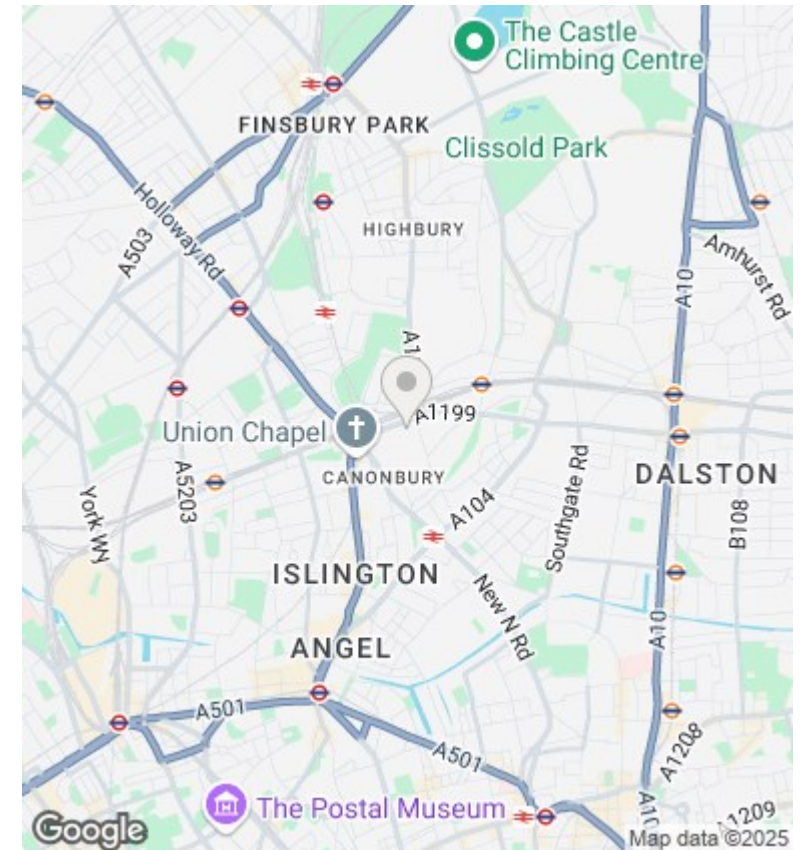
## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







