



## FLAT 3, 18 CANALSIDE SQUARE LONDON, N1 7FP

£725,000  
LEASEHOLD

Beautifully situated, high specification, two bedroom apartment next to Regent's Canal offered chain free.

Nestled within sight of the picturesque Regent's Canal, this impeccably designed former show apartment on the first floor offers modern living at its finest. With two double bedrooms and two bathrooms (including a stylish en-suite), this home has floor-to-ceiling glass on to the balcony and showcases high-end finishes throughout.

The contemporary kitchen, fully equipped with Siemens premium appliances, seamlessly flows into a dining area and a spacious reception room, perfect for entertaining. The apartment features a large private balcony, with views over the peaceful garden square.

# Hemmingfords



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 802 SQ FT



<b>APPROX. GROSS INTERNAL FLOOR AREA 802 SQ FT / 75 SQM</b>	<b>Canalside Square</b>
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>date</small> 15/08/24
	<b>photoplan</b>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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