



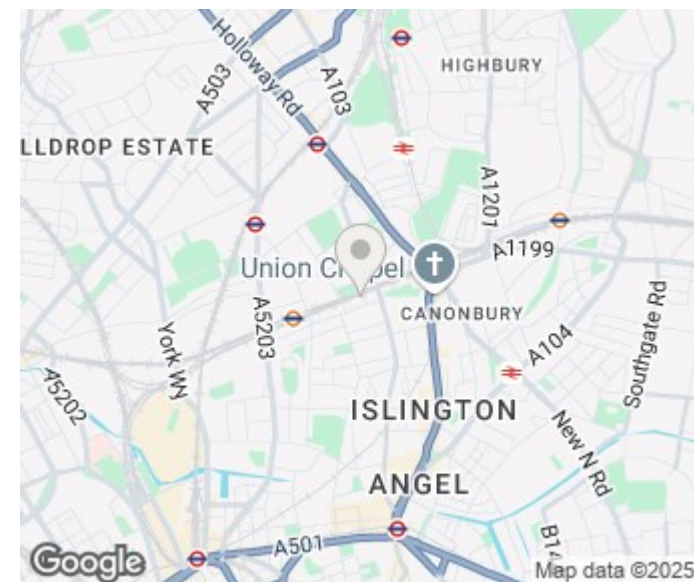
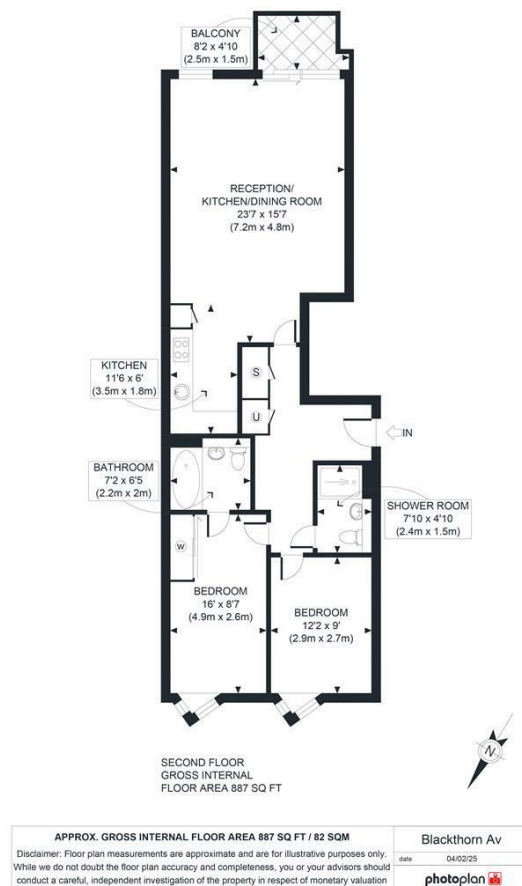
12 1 BLACKTHORN AVENUE LONDON, N7 8BD

£850,000
LEASEHOLD

This exceptional and generously proportioned two-bedroom, two-bathroom flat is located on the second floor of a sought-after, modern development. The property offers a spacious and bright living environment, enhanced by a private balcony that provides delightful views over the picturesque Arundel Square. Additional features include the convenience of underground parking, providing secure and easy access to your vehicle.

Positioned in the highly desirable and tranquil Barnsbury area, this home offers a rare combination of peaceful residential living with proximity to some of the best amenities in North London. With excellent transport links, you'll find Highbury & Islington, Caledonian Road, and Angel tube stations all within easy reach, making commuting to the City or further afield effortless. Furthermore, you are within walking distance of the trendy Upper Street, renowned for its wide selection of independent boutiques, stylish cafes, lively bars, and acclaimed restaurants, offering a dynamic and vibrant lifestyle on your doorstep. Whether you're enjoying the local area or commuting into central London, this flat offers the perfect balance of comfort, convenience, and modern living.

Hemmingfords



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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