



FLAT 17 17 CANALSIDE SQUARE LONDON, N1 7FP

£2,750 PCM

This stunning one double bedroom 4th floor apartment in the Batten development finished to an excellent standard with a great deal of attention to detail and excellent specification throughout. At circa 560 sq ft, this apartment is the largest size of one beds in the development and also faces the square in front of the building and enjoys oblique canal views. Internally there is a spacious reception room with modern open plan kitchen, double bedroom with fitted cupboard, contemporary bathroom and terrace.

The Batten is one of the latest additions to the well-established Packington Square development in an unrivalled Islington location. Situated adjacent to the canal and nestled between Packington Street and Arlington Avenue, the location is ideal for access to Angel station (Northern line) and the shops, bars and restaurants along Upper Street.

Available 21st April 2025 on a fully furnished basis.

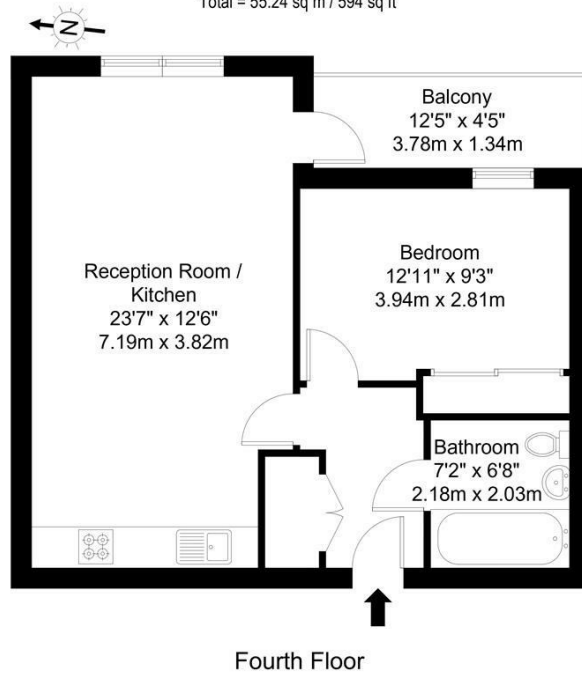
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Canalside Square, N1 7FP

Approx Gross Internal Area = 49.89 sq m / 537 sq ft

Balcony = 5.35 sq m / 57 sq ft

Total = 55.24 sq m / 594 sq ft

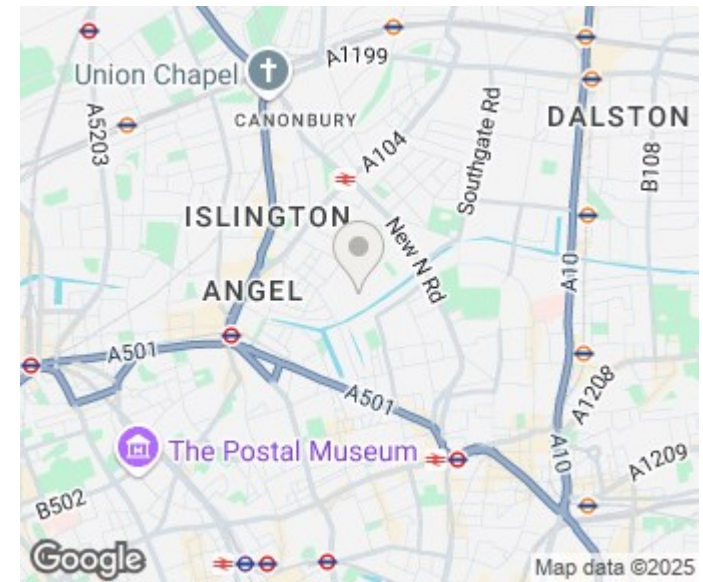


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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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