

Bedroom
11'6" x 11'5"

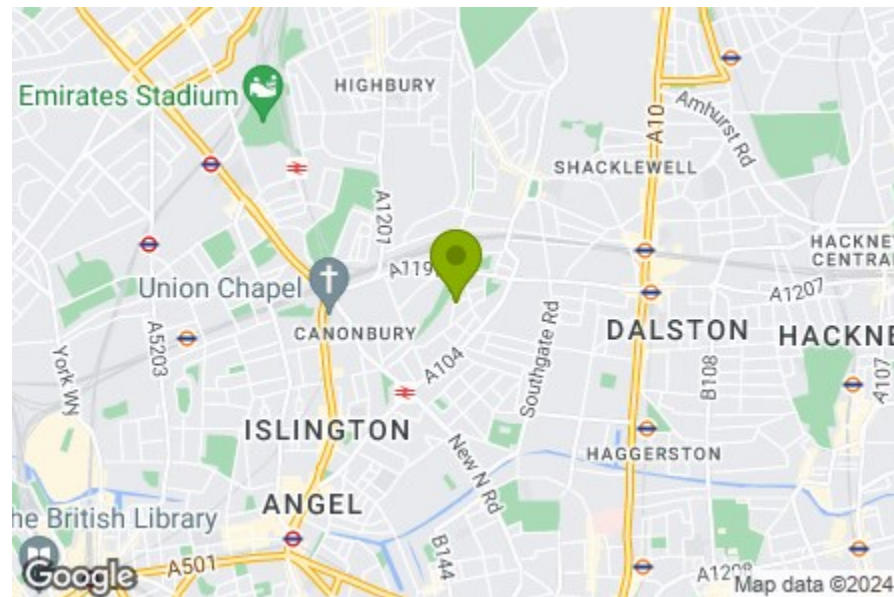
Bedroom
11'6" x 9'6"

Reception Room
15'1" x 10'1"

Kitchen
11'6" x 6'3"

Bathroom
6'11" x 5'10"

Total Area: 60.0 m² ... 646 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	74
	EU Directive 2002/91/EC	



CLIFTON ROAD, ISLINGTON

Offers In Excess Of £425,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Fifth Floor
- Chain Free
- West Facing Reception Room
- Proximity to Canonbury Overground Station

This two-bedroom apartment in Canonbury offers a delightful living experience in a highly sought-after location. Positioned on the fifth floor of a purpose-built block, it boasts ample natural light, particularly in the west-facing reception room where the afternoon sun streams through the generously sized windows. The apartment comprises two double bedrooms, and a full bathroom, along with a separate kitchen offering functionality and space for culinary pursuits away from the reception room.

One of the many highlights of this property is its proximity to the picturesque New River, just a short 5-minute walk away. Residents can enjoy leisurely strolls along this historic water channel, soaking in the serene ambiance and natural beauty. If however, on any given day, you are seeking a more lively atmosphere, then you have both the fabulous Upper Street and quirky Essex Road within close walking distance. Overall, this apartment

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IF YOU LIVED HERE...

With soothing decor featuring cream-coloured walls and wood laminate flooring, combined with the calming view of trees outside, this apartment has a peaceful ambience. Preparing meals in your galley kitchen are made easy with the generous worktop space and easily reached overhead cupboards. The reception room is bathed in light with unobstructed views through two windows. Both bedrooms are suitable for double beds and the additional bonus of having a full bathroom helps create a tranquil haven where you can relax, recharge, and enjoy the simple pleasures of home. Right on your doorstep you have the green space of Nightingale Park and of course the beautiful New River for daily walks.

Situated just a 5-minute walk away, Canonbury Railway Station offers convenient access to the Overground network. Additionally, located just a 10-minute walk away, Essex Road Railway Station provides quick access to the National Rail network, with services to Moorgate allowing you to reach central London in as little as

7-minutes.

A short walk to Essex Road will take you to a vibrant blend of shops, restaurants, and bars, making it a beloved destination for both locals and visitors alike. Upper Street, a mere 13-minute walk away, is another must-go destination for its diverse mix of shops. Explore a vast range of boutique clothing stores, artisanal shops, vintage stores, bookstores, and gift shops. You'll also find options for home décor, allowing you to discover unique items to enhance your living space. Immerse yourself in an intense and vibrant culinary scene, with a wide array of restaurants serving cuisine from around the world. Cocktail lounges, cosy cafes, live music, and DJ nights, there's something for everyone.



WHAT ELSE?

- The area also offers a variety of entertainment options for residents to enjoy.
- Sadler's Wells, one of the world's leading dance venues. With a diverse program showcasing everything from ballet to flamenco, it attracts top dance companies and choreographers from around the globe who come to create and perform here.
- The Almeida Theatre, is renowned for its diverse range of productions that include both classic plays and contemporary works. Its eclectic programming ensures there's always something intriguing on offer for theatre enthusiasts.
- The King's Head Theatre, a pub theatre, provides an intimate atmosphere and varied program, offering a unique and memorable entertainment experience for audiences of all tastes.

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