



Clephane Road, London, N1

Offers In Excess Of £600,000

Two-bedroom apartment on the second floor, with two bathrooms and Juliette balconies.

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- Two double bedrooms
- Two bathrooms
- Two Juliet balconies
- Bike Storage
- No onward chain

Set on the second floor of a well-maintained modern block just off Essex Road, this two-bedroom apartment offers bright and spacious space with a neutral finish throughout. The open-plan living room and kitchen are flooded with natural light via floor-to-ceiling windows that open to a Juliet balcony.

Both bedrooms are generously sized, with the principal bedroom enjoying an en-suite shower room. A separate family bathroom offers a full bathtub. The property is available with no onward chain.

Clephane Road is moments from Essex Road's amenities and within easy reach of Upper Street's lively restaurants and boutique shops. Transport links are excellent, with Canonbury Overground is about 0.3 miles away, Essex Road station around 0.4 miles away, and multiple bus routes nearby.





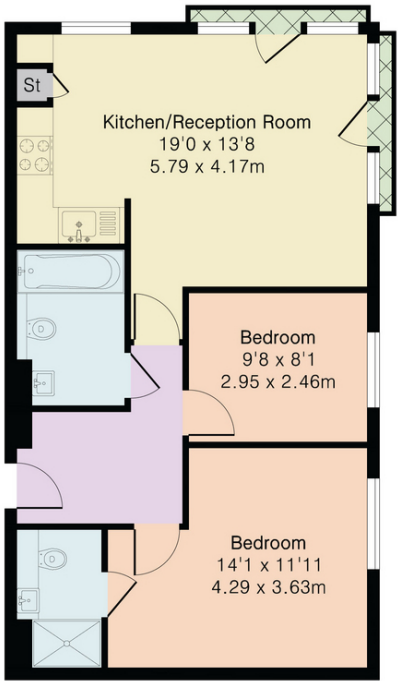
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 691 sq ft



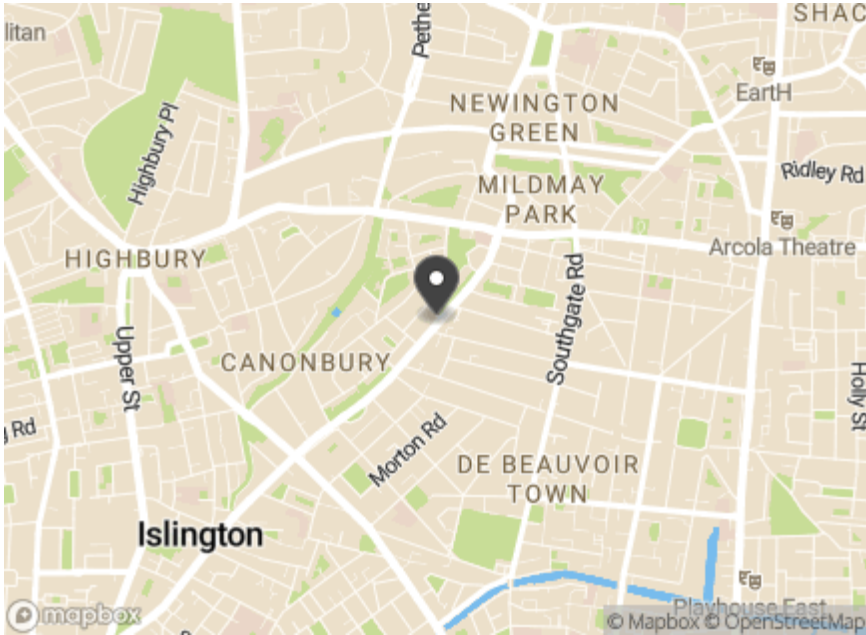
Approximate Gross Internal Area 691 sq ft - 64 sq m



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	81	81
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	84	84
England, Scotland & Wales		EU Directive 2002/91/EC



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