

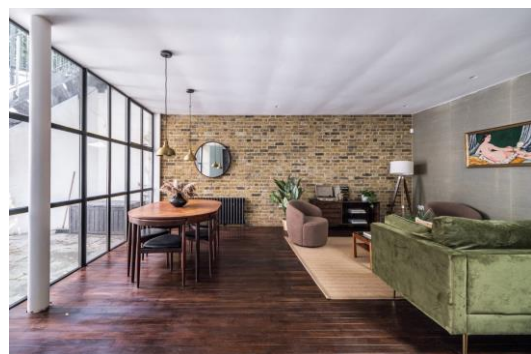
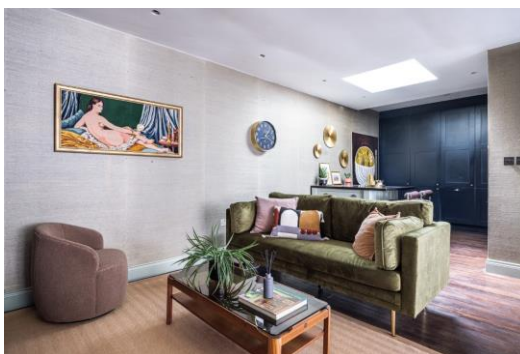


# St. Pauls Road

Canonbury, N1

Offers In Excess Of £1,300,000

An exceptional, design led three bedroom lateral apartment, with striking Crittall doors from the living space that lead to the private courtyard, only moments from Canonbury (Overground)



# St. Pauls Road

## Canonbury, N1

- Two double bedrooms
- Study
- Design led
- Exceptional lateral space
- Private entrance
- Large courtyard
- Striking Crittall throughout
- Moments from Canonbury (Overground)



An exceptional, design led three bedroom lateral apartment, with striking Crittall doors from the living space that lead to the private courtyard, only moments from Canonbury (Overground). Accommodation is spacious and comprises; a private entrance upon entering via the stairwell through the large courtyard space which opens into a large hallway, which leads to the reception space, semi open plan with the kitchen/dining area. There are floor to ceiling crittall doors which open into the courtyard, ideal for entertaining. The hallway wraps around to the other side of the apartment and provides access to the guest bathroom, study/single bedroom and two double bedrooms, the principal of which features superb storage and an en-suite, with the Crittall windows framing the view of the courtyard, which is totally secluded and private. St Pauls Road is set across from the New River Walk and is a short walk to the greenery of Canonbury Village and Clissold Park, alongside the trendy cafes, restaurants and bars found at Highbury Park, Stoke Newington Church Street and Newington Green. Transport can be found via a very short walk to Canonbury Station (London Overground), with a number of bus routes running on Green Lanes and from Newington Green. Highbury & Islington is the closest underground station, sitting on the Victoria Line and with National Rail trains. Upper Street and Canonbury provide good local shops, restaurants, etc.

**Tenure:** Share of Freehold 991 years 10 months

**Service Charge:** £1712 £812 buildings insurance + £75pcm communal gardeners

**Ground Rent:** £0 NA

**Local Authority:** Islington

**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
	B (81-91)	82	82
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Islington Sales

327-329 Upper Street

Islington

London

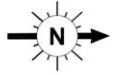
N1 2XQ

islington@chestertons.co.uk

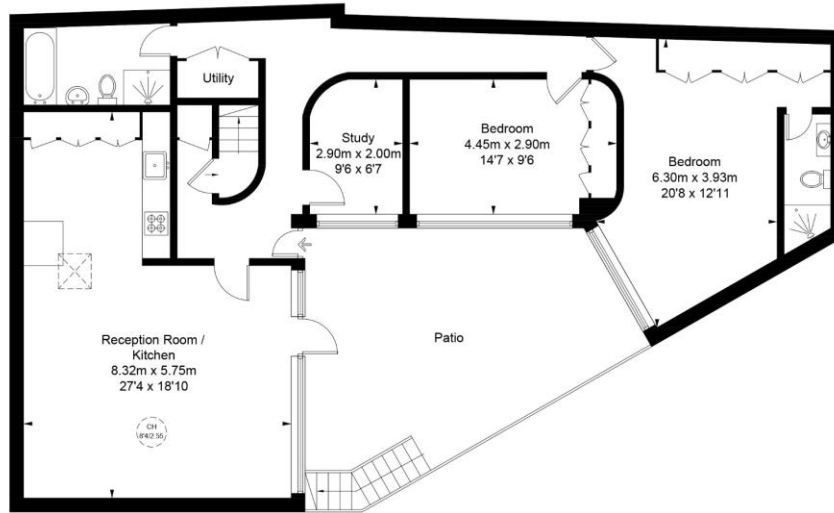
020 7359 9777

chestertons.co.uk

# PAULS ROAD, N1



CH = Ceiling Height



## LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING COMMUNAL AREA)  
1171 SQ FT / 108.8 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1079680)

