



CLIFT HOUSE, LONDON, N1 1 BED APARTMENT

**£490,000
LEASEHOLD**

This beautifully presented one-bedroom apartment offers an exceptional blend of contemporary design, comfort and practicality, making it an ideal home for modern urban living. The apartment features a spacious open-plan kitchen and reception area, finished with sleek wooden flooring throughout, creating a stylish yet warm living environment ideal for both everyday living and entertaining.

The fully fitted kitchen is equipped with high-quality Smeg appliances, providing a refined finish and excellent functionality for cooking and hosting. The living space opens onto a Juliette balcony and also benefits from access to a private east-facing balcony, offering a peaceful outdoor retreat and the perfect spot to enjoy morning sunlight.

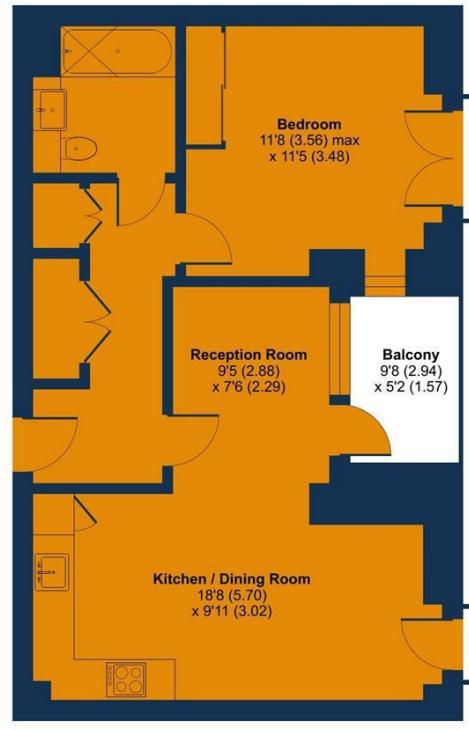
The generously proportioned double bedroom is thoughtfully designed with extensive built-in storage and benefits from a second Juliette balcony, allowing

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Lucan Path, Colville Estate, London, N1

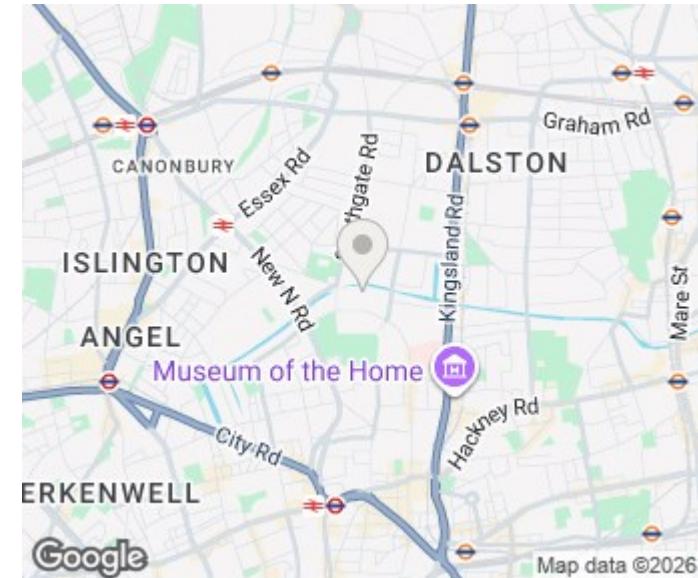
Approximate Area = 567 sq ft / 52.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©redhocom 2025.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	83
(55-68)	D	83
(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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