



Waterfront Mews

Arlington Avenue, N1

Asking Price £450,000

An exceptional 625sq ft 1 double bedroom apartment set within this wonderfully secluded, canal side, gated mews development off Arlington Avenue.



Waterfront Mews

Arlington Avenue, N1

- Spacious 1 double bedroom apartment
- Secluded gated mews development
- Superb position backing on to the canal
- Easy access to Angel, Hoxton & Shoreditch
- No residents parking (save for existing Islington permit holders of one year's standing)



An exceptional 625sq ft 1 double bedroom apartment set within this wonderfully secluded, canal side, gated mews development off Arlington Avenue. The apartment is arranged across the ground floor with accommodation comprising an impressive triple aspect 29ft open-plan kitchen/reception room, well-proportioned double bedroom and bathroom. The property is immaculately presented with spacious accommodation and offers superb modern living in a hugely desirable location. The many amenities of Islington Green, Upper Street, Angel and Broadway Market are just a short walk away, with the Canal towpath providing a wonderful tranquil passage. A plethora of transportation links encompassing many bus routes to the City and West End are available from both New North Road and Essex Road, with Essex Road National Rail station just a short distance away. The fashionable bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch, London Fields and Old Street are all easily accessible from this desirable location.

****It should be noted there is a gate from the mews to the Regents Canal towpath which the residents have a key for.**

Tenure: Leasehold 111 years 5 months

Service Charge: £2474 p.a.

Ground Rent: £100 p.a.

Local Authority: Islington

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

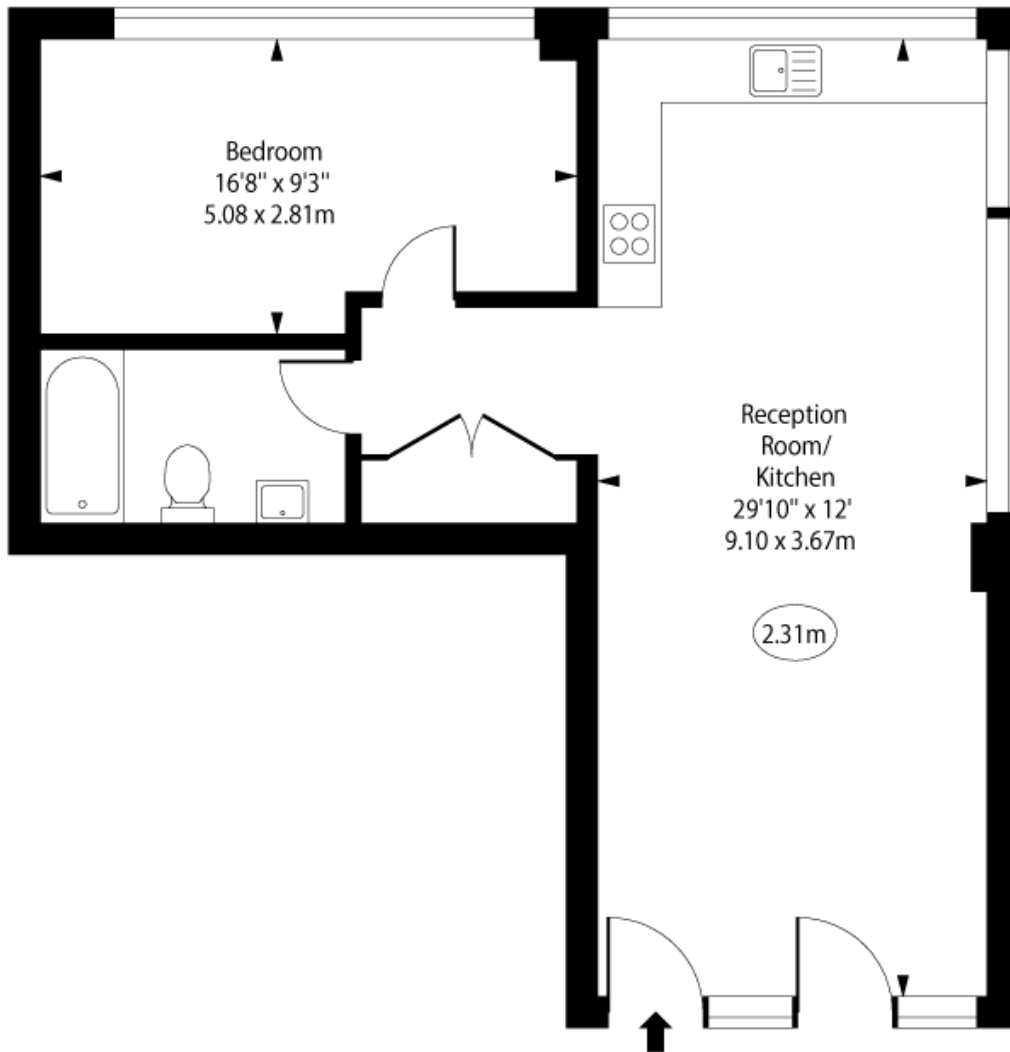
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Waterfront Mews,
Arlington Avenue,
Islington, N1

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 625 Sq Ft - 58.06 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 025726J

