



Arundel Square

Islington, N7

Asking Price £650,000

Set on the corner of this sought after square in Barnsbury is this stunning, two bedroom house with private terrace within a short distance to superb transport links.



Arundel Square

Islington, N7

- 2 Bedroom Freehold House
- Spacious first floor reception
- Principal bedroom with walk in wardrobe
- Private terrace
- Superb transport Links
- Next to park in Arundel Square



Set on the corner of this sought after square in Barnsbury is this stunning, two bedroom house with private terrace and superb transport links.

Boasting its own private entrance, the property offers the perfect balance between modern design and charm. On entering the property you are welcomed into a larger than average master bedroom which also benefits from a spacious walk in wardrobe. The bathroom has been newly renovated in a modern, neutral style. Upstairs you are welcomed into the wonderfully spacious reception room, with modern fitted kitchen adjacent offering the ideal space for entertaining. There is a well-proportioned second bedroom, perfect as a guest room and study. To the front of the property, hidden from the road and lovely and quiet, is a charming private patio, perfect for creating your own oasis away from the hustle and bustle of London living.

The property affords superb access to the transport at Highbury & Islington Station (National Rail, Victoria Line & London Overground) providing excellent links around London and Caledonian Road & Holloway Road Stations (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only a short walk away. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose, Sainsbury's & Tesco's are all located nearby. The new Kings Cross regeneration/development which includes Granary Square and Coal Drops Yard restaurants and shops are also nearby.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Islington
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

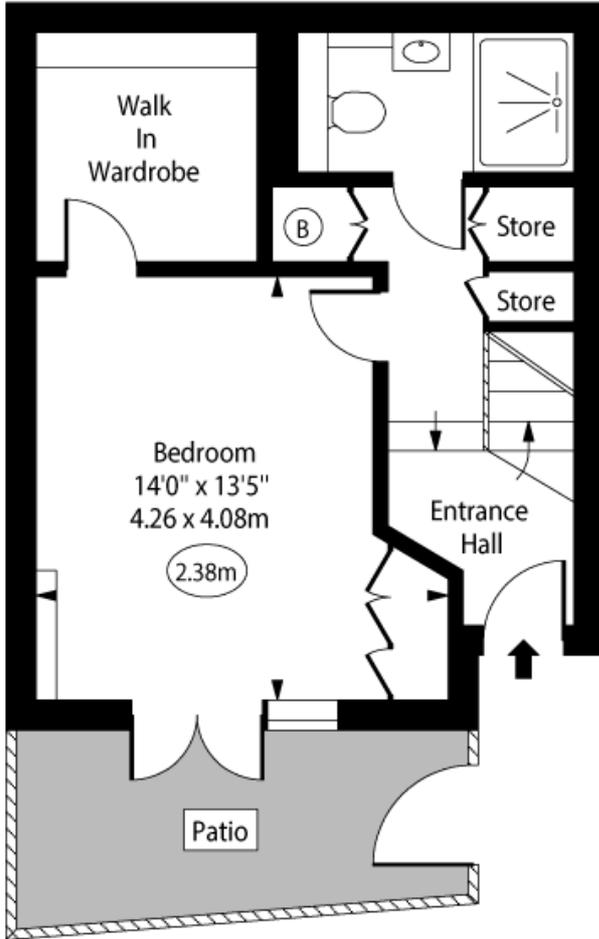
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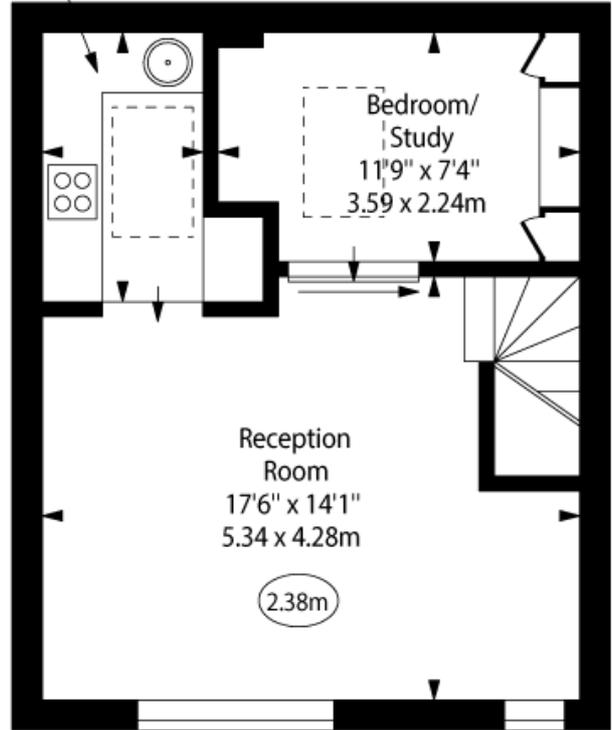


Kitchen
9'0" x 6'4"
2.74 x 1.92m

○ - Ceiling Height



Lower Ground Floor



Raised Ground Floor

Approx Gross Internal Area

762 Sq Ft - 70.79 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 027257J

