

CANALSIDE SQUARE, LONDON, N1

2 BED APARTMENT

£3,250 PCM

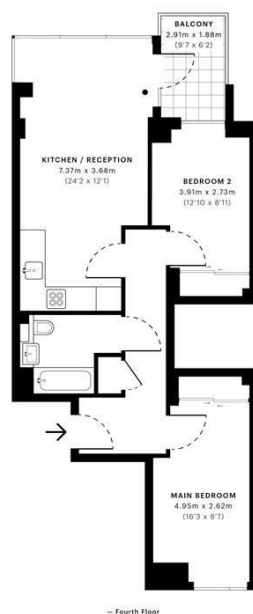
A modern two double bedroom apartment situated on the fourth floor of this impressive, new build development. The apartment comprises; spacious open-plan reception room with floor to ceiling windows, private balcony overlooking the square and Regents Canal, two double bedrooms with fitted wardrobes and a modern tiled bathroom suite

This development enjoys an unrivalled Islington location. Situated on a landscaped garden square close to the canal and nestled between Packington Street and Arlington Avenue, the location is ideal for access to Angel station (Northern line) and the shops, bars and restaurants along Upper Street

Hemmingfords

Canalside Square, N1
CAPTURE DATE: 31/05/2022 LASER SCAN POINTS: 69,374,563

GROSS INTERNAL AREA
65.81 sqm / 708.37 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
65.81 sqm / 708.37 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered heat heights
62.95 sqm / 677.59 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.39 sqm / 36.02 sqft

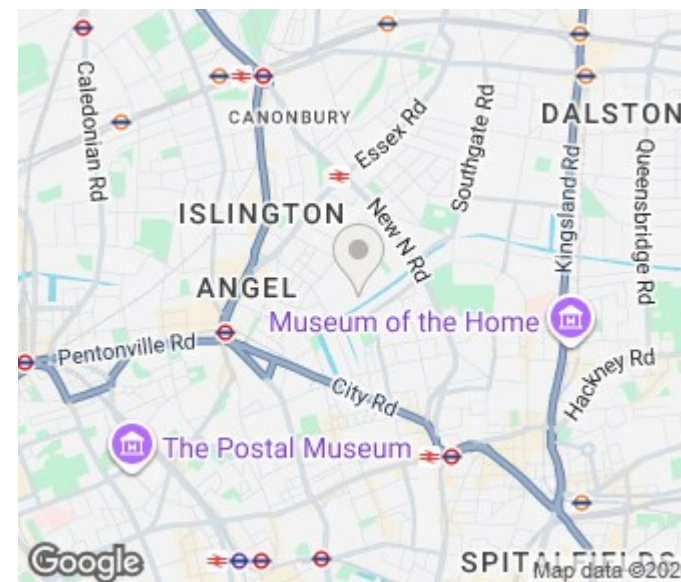
RESTRICTED HEAD HEIGHT
Controlled use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPES 30 RESIDENTIAL: 71.95 sqm / 773.93 sqft
SPES 30 RESIDENTIAL: 69.36 sqm / 746.59 sqft

SPES ID: 420385b5195040b0d0f7f918



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
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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