

Canalside Square

Islington, N1

Offers In Excess of £700,000

A sought after 2 double bedroom apartment located on this desirable square with direct views across the Regents Canal and moments from the amenities and transport links of Angel.

CHESTERTONS









Canalside Square

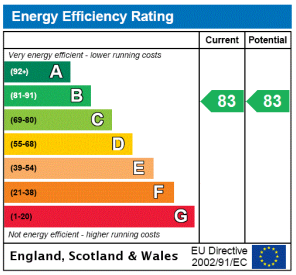
Islington, N1

- 2 double bedrooms
- Open-plan kitchen/living room
- Generously sized balcony
- Canal facing
- Close to transport links



A sought after 2 double bedroom apartment located on this desirable square with direct views across the Regents Canal and moments from the amenities and transport links of Angel. The property is bright and well-proportioned comprising; spacious open-plan living room with modern kitchen with high-specification appliances and plenty of cupboard and worktop space; the living room is flooded with light from the floor to ceiling windows leading on the large balcony spanning the width of the apartment; both bedrooms are generously sized with built-in wardrobe space; the bathroom comprises a bath with over-head shower and additionally there is a separate WC. The property affords superb access to the walks of the canal and the greenery of the gardens of Arlington Square & Rosemary Gardens. The larger green area of Shoreditch Park is just down the road. Convenience shopping can be found at the Co-Operative & Tesco's on New North Road along with the Co-Op on the corner of Packington Street and Prebend Street. The bars, shops and gastro pubs of Upper Street are within close proximity. Essex Road station provides good train links to the City, along with the Underground at both Highbury & Islington, Old Street and Angel. Additionally, there are a number of bus stops within a short walking distance providing fast and convenient services to the City, Central London and the West End.

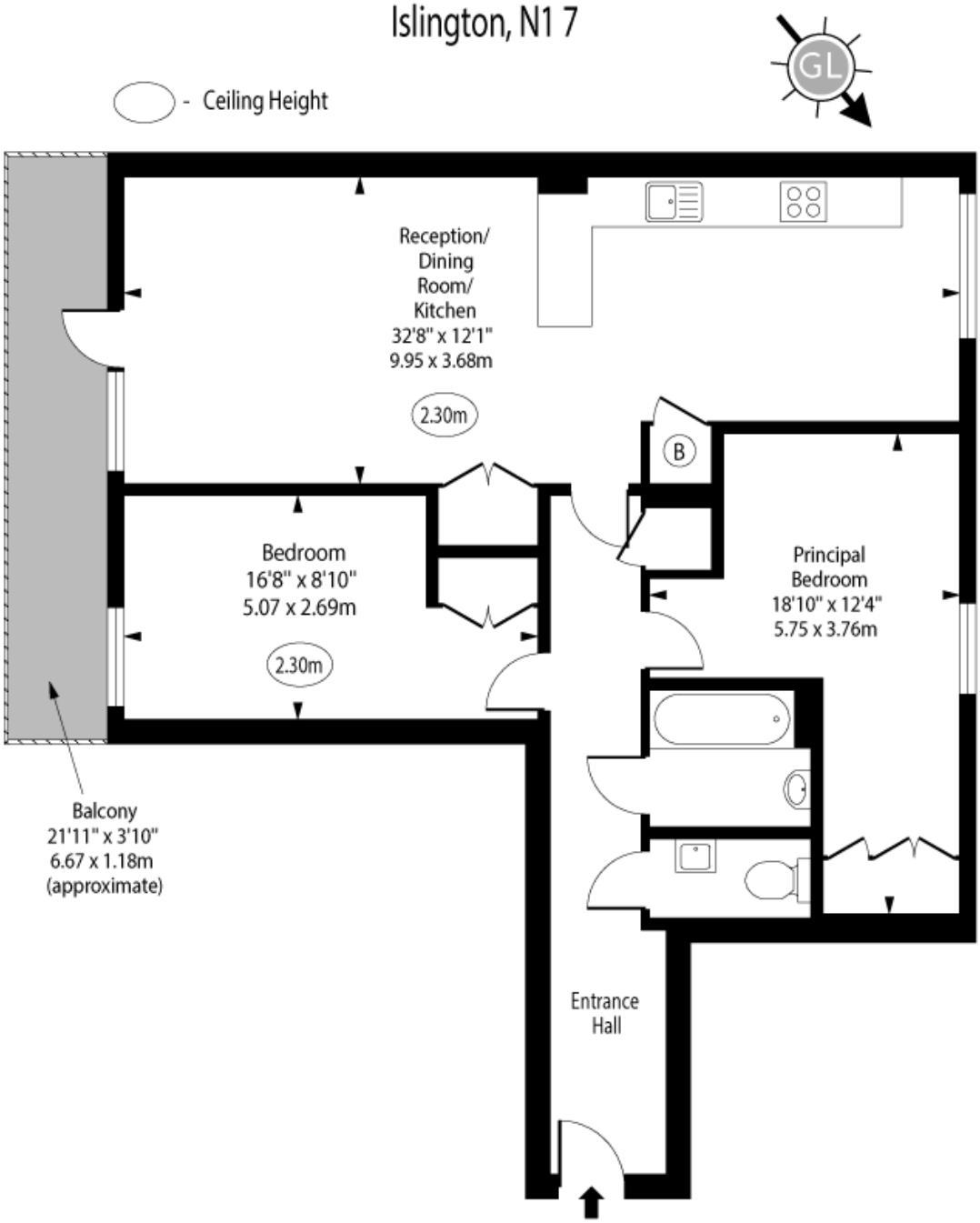
Tenure: Leasehold 134 years 7 months
Service Charge: £3,092p.a.
Ground Rent: £10
Local Authority: Islington Council
Council Tax Band: E



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Fourth Floor

Approx Gross Internal Area 886 Sq Ft - 82.31 Sq M

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