



Canalside Square

Islington, N1

Asking Price £725,000

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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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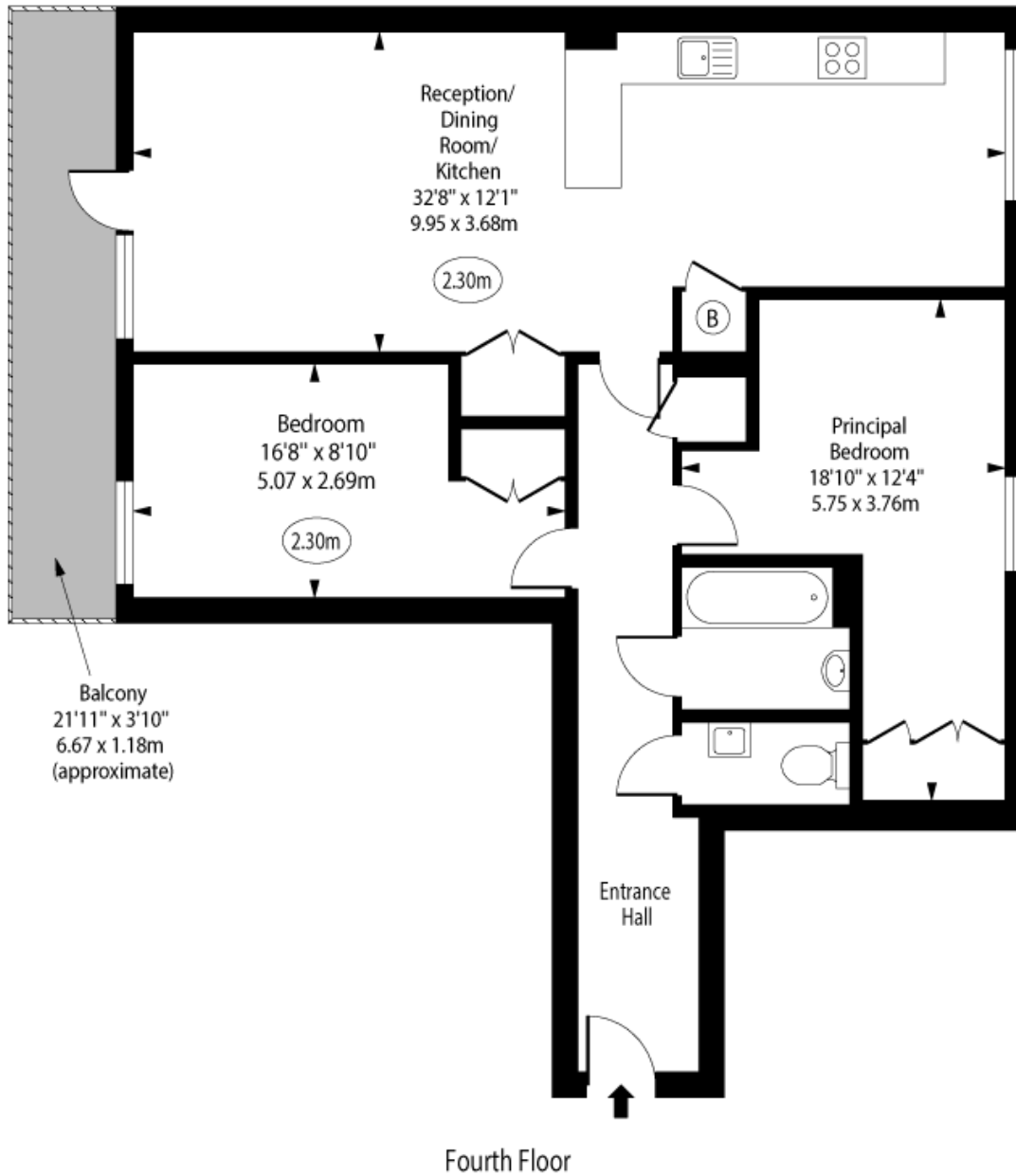
020 7359 9777

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Canalside Square, Islington, N1 7



○ - Ceiling Height



Approx Gross Internal Area 886 Sq Ft - 82.31 Sq M

For Illustration Purposes Only - Not To Scale
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