

**FOR SALE**



**Canalside Square, London, N1**

**GUIDE PRICE £525,000 Leasehold**



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# Property Description

Nestled within the sought-after Canalside Square development, this beautifully presented one-bedroom apartment offers a perfect balance of contemporary living and tranquil surroundings, just moments from Regent’s Canal and central Islington’s vibrant amenities.

Situated on the first floor, the property boasts a bright and spacious open-plan living area with full-height windows that fill the space with natural light and lead out onto a private balcony overlooking the landscaped communal gardens. The modern kitchen features sleek cabinetry, ample worktop space, and high-specification integrated appliances, ideal for both everyday living and entertaining. The double bedroom benefits from fitted wardrobes, while the stylish bathroom includes a bath with an overhead rainfall shower, elegant tiling, and quality fixtures. Additional benefits include underfloor heating, ample hallway storage, and access to secure cycle storage within this car-free development.


Canalside Square forms part of the acclaimed Packington regeneration scheme, offering residents beautifully landscaped communal gardens and easy access to the open spaces of Arlington Square, Rosemary Gardens, and Shoreditch Park. Everyday essentials can be found nearby at Tesco, Co-op, and Budgens, while Angel Underground (Northern Line), Essex Road, and Old Street stations provide excellent links across London.

This modern canal-side home offers an ideal blend of style, convenience, and tranquillity, perfect for first-time buyers, professionals, or those seeking a smart investment in one of Islington’s most desirable settings.

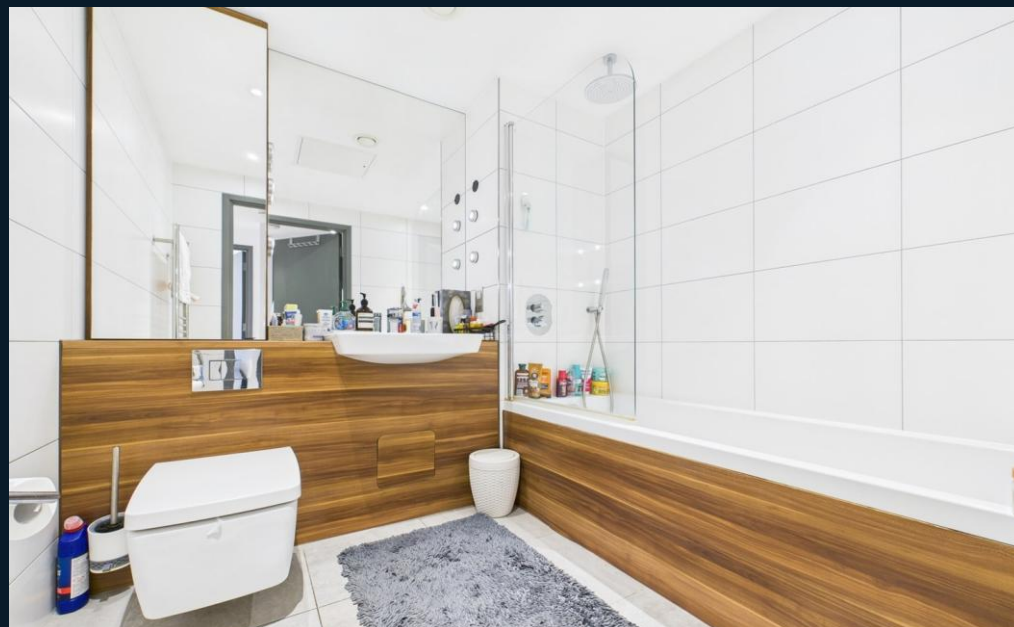
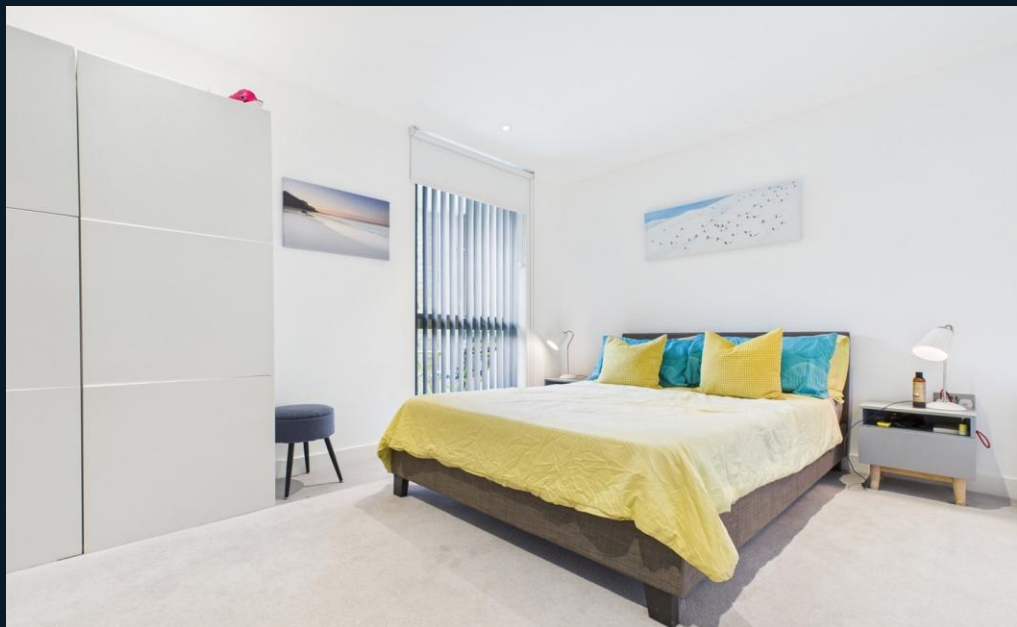
## Disclaimer

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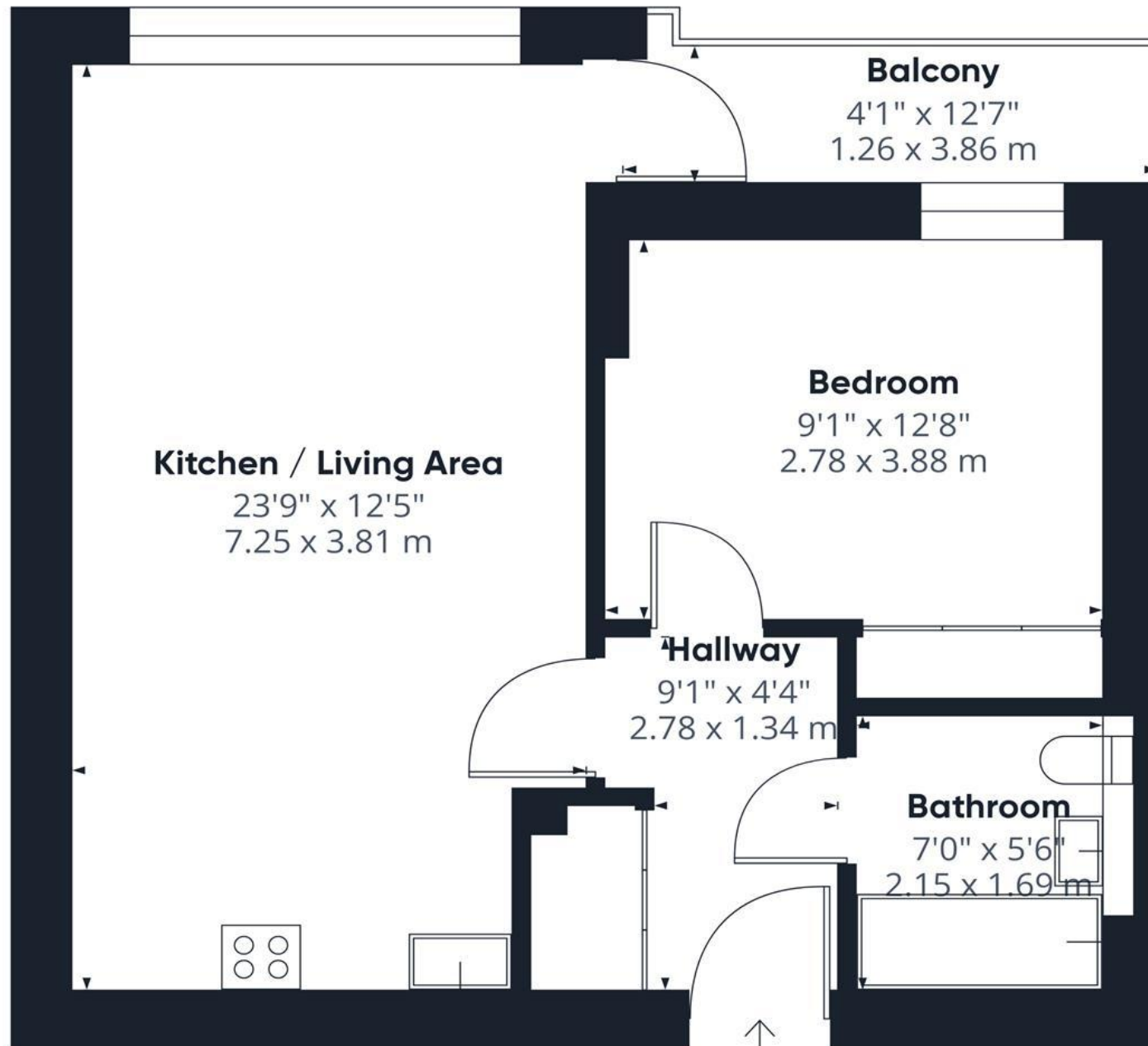
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>	82	82
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 











**Approximate total area<sup>(1)</sup>**

522 ft<sup>2</sup>  
48.5 m<sup>2</sup>

**Balconies and terraces**

50 ft<sup>2</sup>  
4.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 116 years remaining

**Service Charge** – £1,815.75

**Ground Rent** – £150

**Council Tax Band** – D

**Local Authority** – Islington Council



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
YES



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric  
Communal



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

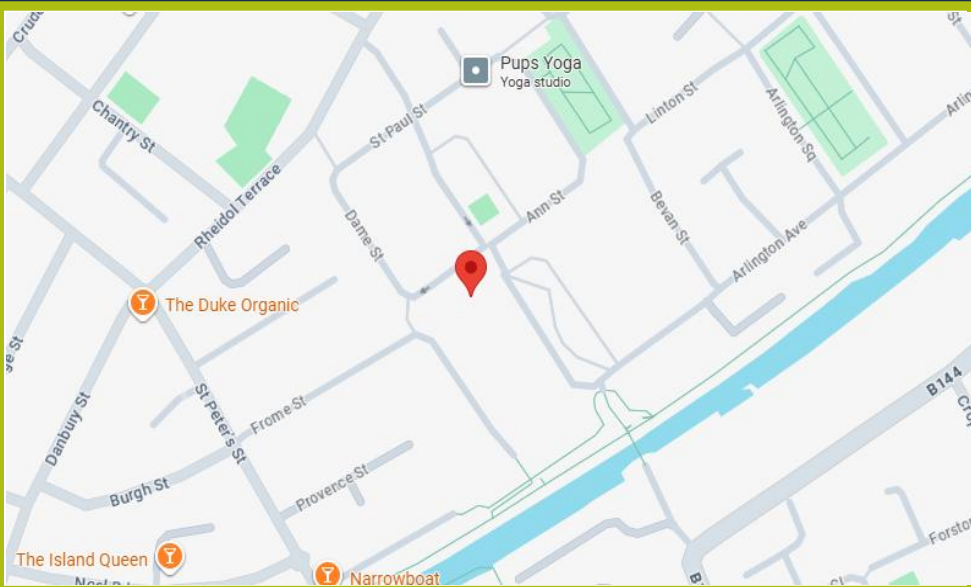


### Flood Risk

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889



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