



## Flat F 13 Compton Road, London, N1 2PA

£808 Per Week

- 2 Mins Walk to Upper Street
- Communal Garden
- Highbury & Islington Tube
- Canonbury Conservation Area
- Fitted Kitchen
- Viewings Recommended
- Close to public transport
- Fully Fitted Kitchen
- Wood Flooring Throughout

# Flat F 13 Compton Road, London N1 2PA

This bright and spacious 2 double bedroom flat is located within a highly sought-after private Neo-Georgian development on the ever-popular Compton Road. The property offers a perfect blend of contemporary comfort and classic architectural charm, making it an ideal home for those seeking both style and practicality.

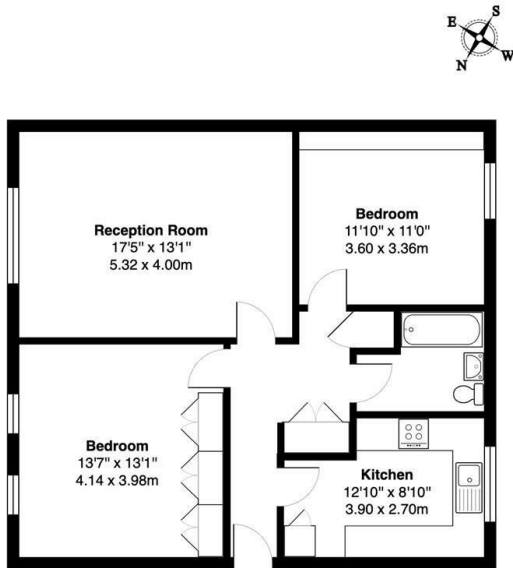
The flat features two generously sized double bedrooms, each filled with natural light, creating a welcoming atmosphere. The spacious living area is perfect for both relaxing and entertaining, with large windows offering pleasant views of the surrounding area. The property also benefits from a well-appointed modern kitchen and bathroom, designed to meet the needs of contemporary living with ample storage and functionality.

Ideally located in the heart of Islington, just minutes away from the vibrant Upper Street, and only a 5 minute walk away from Highbury & Islington station.



Council Tax Band: C





Ground Floor

Compton Road N1

Total Gross Area: 807 ft<sup>2</sup> ... 75.0 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

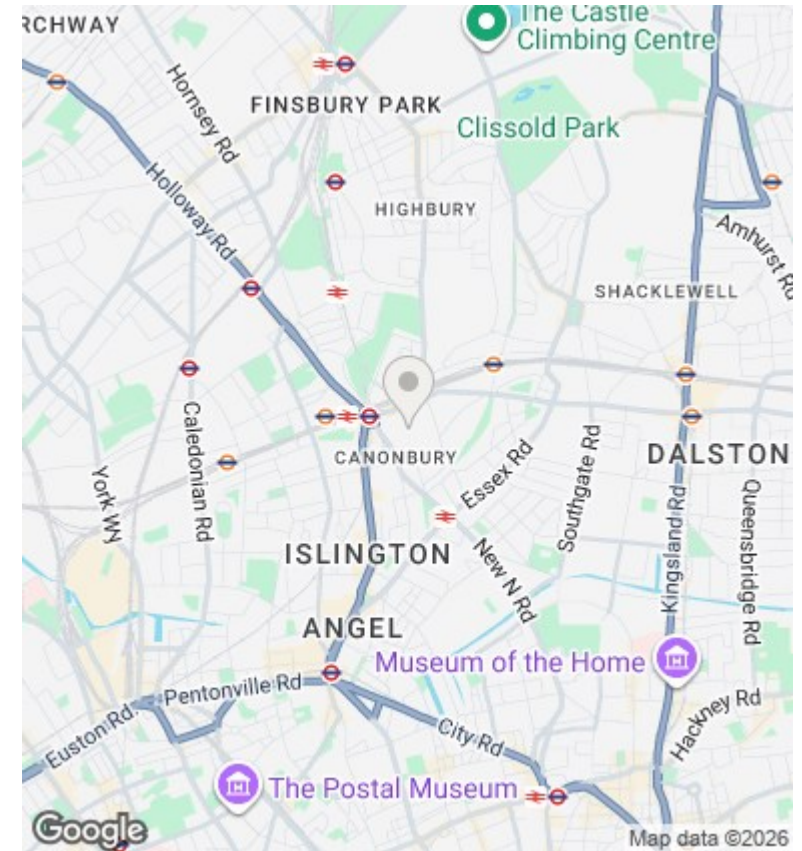
## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

