



ISLINGTON PROPERTIES



## Armour Close

Islington, N7

Offers In Excess Of £725,000

Freehold

Bright and airy freehold house offering flexible accommodation over three floors, presented in good decorative order and featuring generous living space. The house is well positioned for the amenities of Caledonian Road with multiple local bus routes. Nearby Caledonian Road station provides direct links to the West End via the Piccadilly line and London Overground can be reached at Caledonian Road and Barnsbury station. St Mary Magdalene Primary school and Academy are also close by.

- Offered with no onward chain
- Four bedrooms
- Intercommunicating living space
- Secluded southerly aspect garden
- Kitchen/diner
- Superb transport links
- Well located for local amenities
- Close to local schools

### Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



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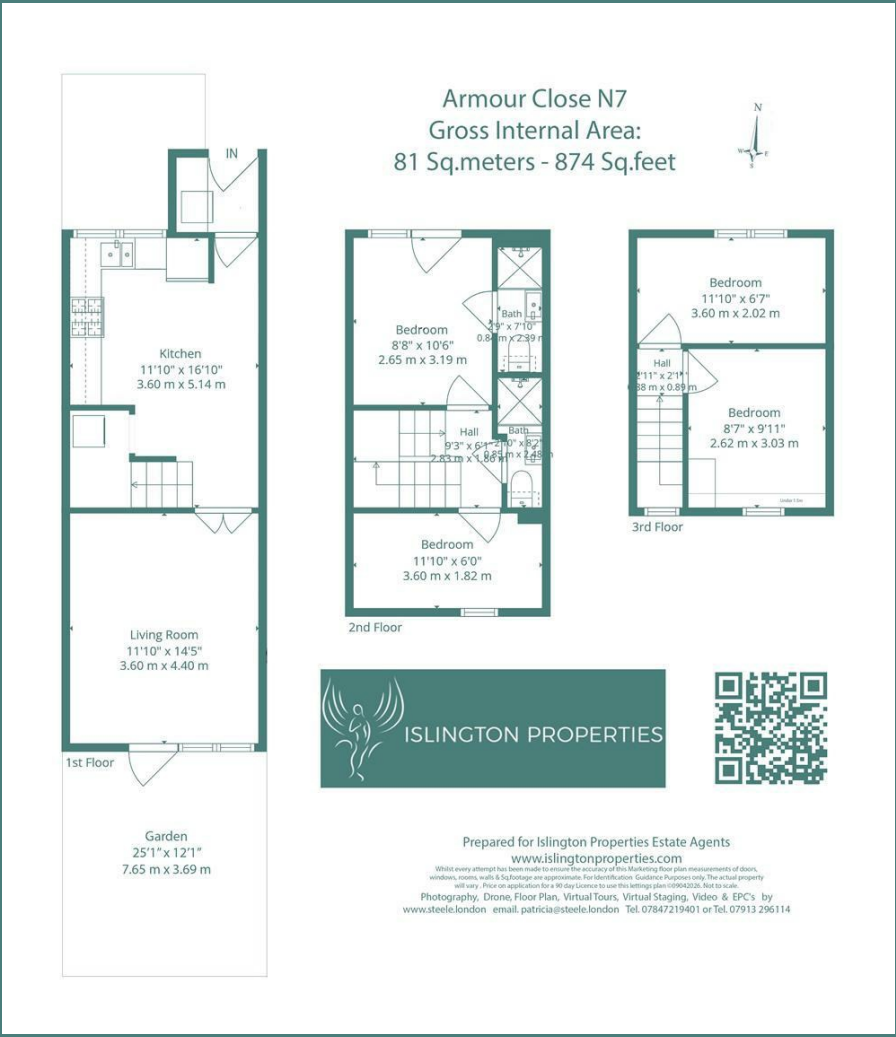


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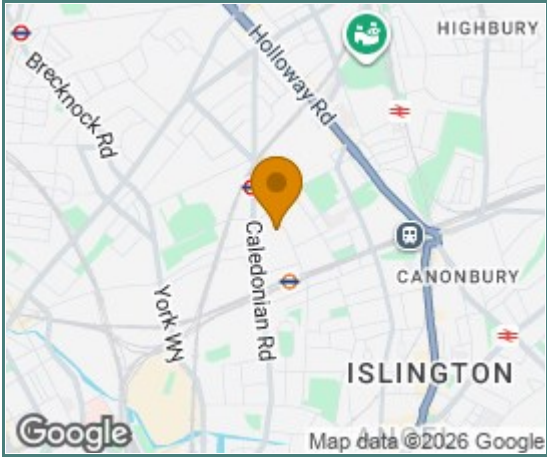
Additional Information

- Heating: Gas central heating  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Broadband: Likely Standard, Ultrafast (Ofcom)  
Mobile signal/coverage: Likely good outdoor and indoor coverage for O2, EE, Three and Vodafone (Ofcom)  
Parking: Street parking available with a permit

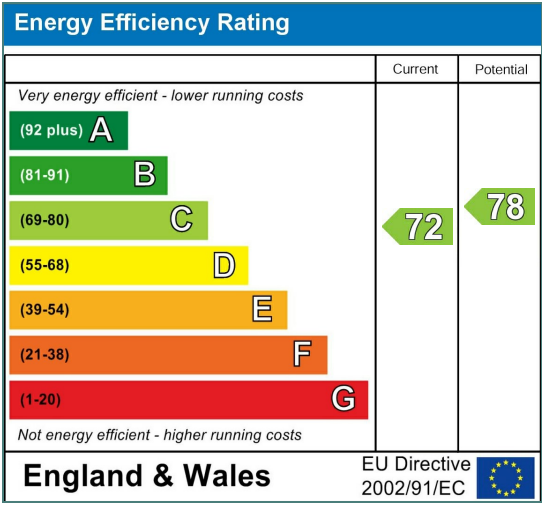
Floor Plan



Area Map



Energy Efficiency Graph



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