



Canalside Square

Islington, N1

OIEO £500,000

A bright and spacious modern one bedroom, third floor apartment set within this prestigious garden square development located in central Islington and close to Regents canal.

CHESTERTONS



Canalside Square

Islington, N1

- One double bedroom
- Spacious open-plan living room
- Balcony
- Third floor
- Prestigious garden square development
- Car free development
- Centrally located



A bright and spacious modern one bedroom, third floor apartment set within this prestigious garden square development located in central Islington and close to Regents canal. The property has a wonderful sense of space and light and comprises; large open-plan kitchen living area with full floor to ceiling windows leading to large balcony spanning the width of the apartment overlooking the garden square; the kitchen is modern and benefits from high-specification appliances and a vast amount of storage and worktop space; the bedroom is large and benefits from fitted wardrobes; whilst there is additional storage space in the hallway; the bathroom is modern and luxurious with bath with overhead rain shower. The apartment also boasts underfloor heating. The development provides cycle storage for all residents. Canalside Square is a garden square forming part of the Packington regeneration scheme, located only moments from the canal. 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 Budgens on the corner of Packington Street and Prebend Street. Essex Road station provides good train links to the City, along with the Underground at Angel, Highbury & Islington and Old Street.

Tenure: Leasehold 114 years 9 months
Service Charge: £2879.04
Ground Rent: £150
Local Authority: Islington
Council Tax Band: D

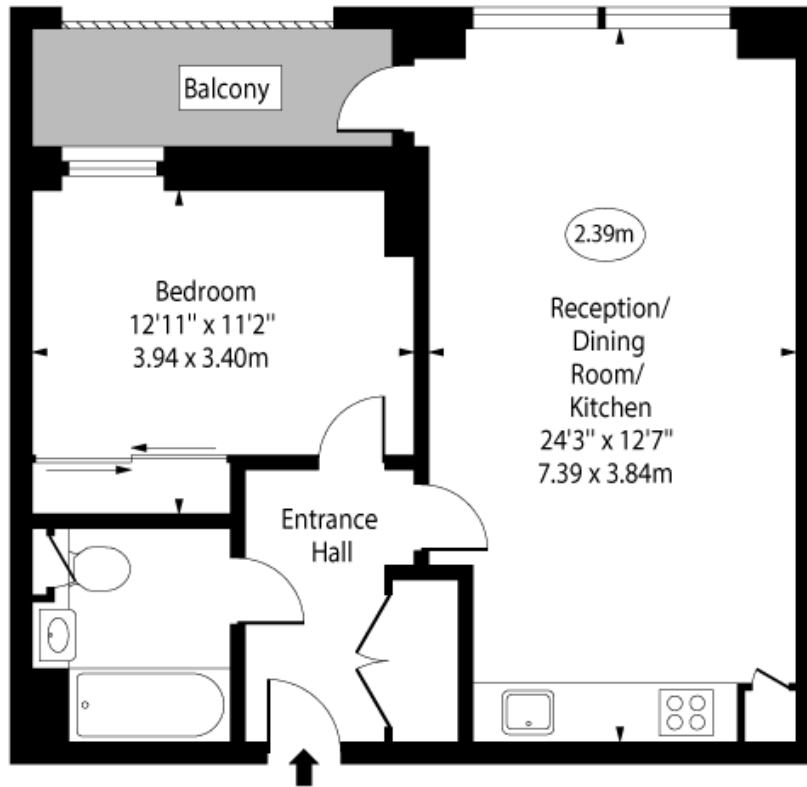
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Canalside Square, N1

○ - Ceiling Height



Third Floor

Approx Gross Internal Area 556 Sq Ft - 51.65 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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