

Arundel Square

Islington, N7

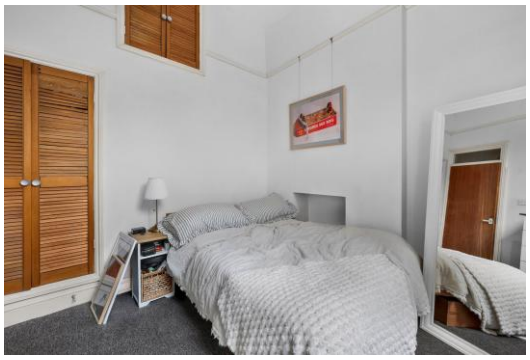
Asking Price £675,000

A ground floor two bedroom apartment set within a period conversion situated in this beautiful Square in Barnsbury with a glorious 110ft private garden that is all within a short distance to Highbury & Islington Underground.

CHESTERTONS









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- Ground floor apartment
- Two bedrooms
- Spacious reception
- 110ft Private Garden
- Short walk to Highbury & Islington Underground



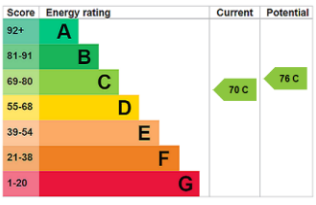
A ground floor two bedroom apartment set within a period conversion situated in this beautiful Square in Barnsbury with a glorious 110ft private garden that is all within a short distance to Highbury & Islington Underground.

This home comprises on the ground floor a spacious reception room with high ceilings, feature fireplace and room for a dining table, fully tiled family bathroom, principal bedroom with built in wardrobes, kitchen area that has direct access to the 110ft private garden space that could be used for multiple proposes and it's a rare feature for this size of property. Moving up to the first floor is the 2nd bedroom that has room for a double bed.

The property affords superb access to the transport at Highbury & Islington Station (National Rail, Victoria Line & London Overground) providing excellent links around London and Caledonian Road & Holloway Road Stations (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only a short walk away. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose , Marks & Spencer, Sainsbury's & Tesco's are all located nearby. The new Kings Cross regeneration/ development which includes Granary Square, new restaurants and shops are within close proximity.

Tenure: Share of Freehold 954 years 8 months
Service Charge: £500 Responsible for 20% of any shared costs. The £500pa approx is for buildings insurance.

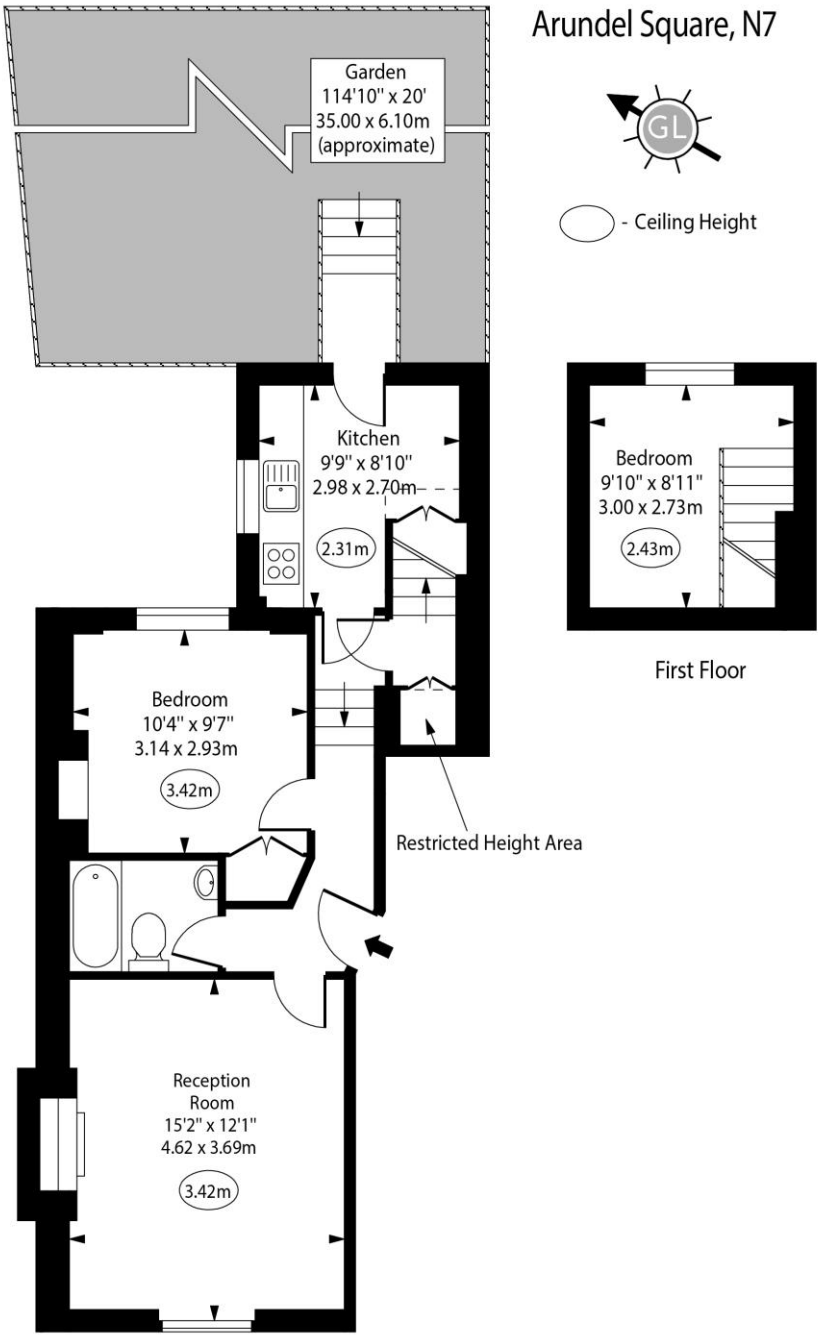
Ground Rent: £0
Local Authority: (1068) Islington Council
Council Tax Band: D



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Approx Gross Internal Area 588 Sq Ft - 54.63 Sq M

Approx. Floor Area Including Restricted Heights 595 Sq Ft - 55.28 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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