



**A LARGE ONE BEDROOM APARTMENT WITH A PRIVATE BALCONY SET WITHIN A  
SECURE MODERN DEVELOPMENT IN A SOUGHT AFTER ISLINGTON LOCATION.**

**MATTHIAS APARTMENTS**

**158 NORTHCHURCH ROAD, LONDON, N1 3FL**

**Unfurnished, £450 pw (£1,950 pcm) + fees and other charges apply.\***

**Available from 10/08/2019**



- 1 Bedrooms • 1 Bathrooms • 1 Receptions
- Excellent Size • Wooden Flooring • Convenient Location • Private Balcony • Secure Development
- EPC Rating = D • Council Tax = E

### Situation

Northchurch Road which is in East Canonbury is a wide tree lined traffic calmed street and this house is set on the north side of the street at the west end close to the amenities of Essex Road. East Canonbury sits between Essex Road and Southgate Road and just north of Regents Canal. The new De Beauvoir Deli on Southgate Road as well as investment in Essex Road and local pubs has increased its popularity in recent years meaning it is now a sought after area especially with those working in the City with its easy access by bus, tube or rail.

Essex Road benefits from five bus routes towards Angel, Holborn, Kings Cross and the West End.

Essex Road railway station is a National Rail station and is approximately 550 metres walk. It is on the Northern City Line and is one stop from Highbury and Islington Station, one stop from Old Street and two stops from Moorgate.

### Description

The property is in immaculate condition throughout and offers a spacious open plan kitchen with fully integrated appliances, reception room with wooden flooring leading to the balcony, an excellent sized double bedroom and modern bathroom.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

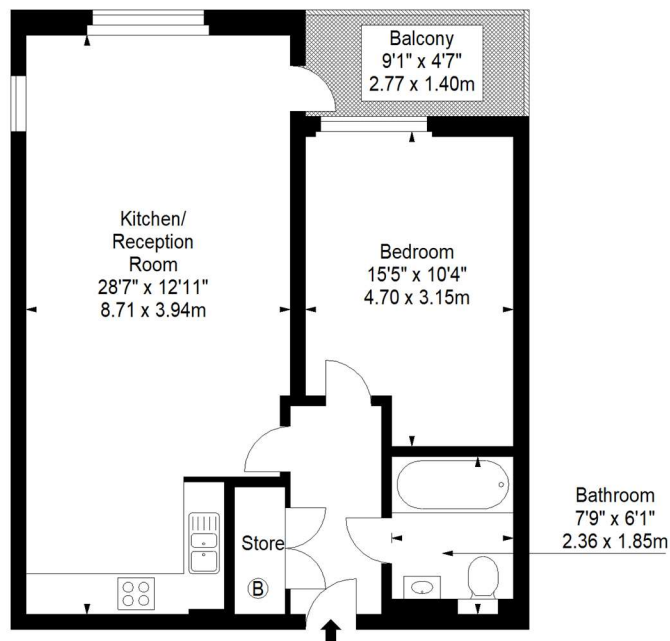
### Viewing

Strictly by appointment with Savills.



**Matthias Apartments,  
Northchurch Road, N1**

**Approx. Gross Internal Area \***  
**630 Ft<sup>2</sup> - 58.53 M<sup>2</sup>**



**First Floor**

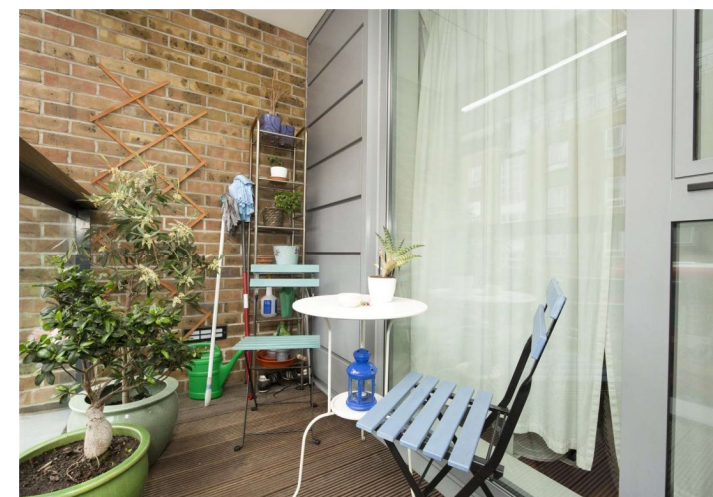
Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale

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## FLOORPLANS

Gross internal area: 630 sq ft, m<sup>2</sup>





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190617CRIC

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