



Stylish and immaculately presented two bed, two bath modern apartment in the heart of Islington

**Canalside Square, London, N1**

£849,950 Leasehold (119 years remaining)





Modern apartment • Set within the new Canalside Square development • Two spacious bedrooms • Family bathroom and shower en-suite • Modern and fully fitted kitchen • Bright and airy reception/dining room • Balcony with very open vista • Excellent transport facilities • Wonderful selection of restaurants, cafes and shops nearby • Easy access to the City

#### Local Information

Canalside Square is located by the Regents Canal and .7 of a mile from the City. The area has undergone much redevelopment in recent years and is becoming one of the most exciting locations to live in Islington. This property is ideally located for access to local amenities and transport links with the shops, cafes, restaurants and bars of Upper Street just a short walk away. Shoreditch is also nearby. Angel station is easily accessed via a scenic walk along the canal towpath and Old Street station along with bus links to the City and beyond are all easily accessible.

#### About this property

Wonderfully located in the heart of Islington, this modern apartment offers great space throughout. Set on the third floor this flat is one of the largest in the development. The second bedroom and family bathroom are set to the rear. The reception, dining room and modern kitchen are to the front and leads on to the balcony where you have wonderful views over the gardens of the Square, Regent's Canal and southerly views over London. The main bedroom is spacious, has ample storage and en-suite shower room. The property is presented in immaculate condition and boasts high quality fixtures and fittings and underfloor heating throughout.

#### Tenure

Leasehold (119 years remaining)

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.  
Telephone: +44 (0) 207 226 1313.



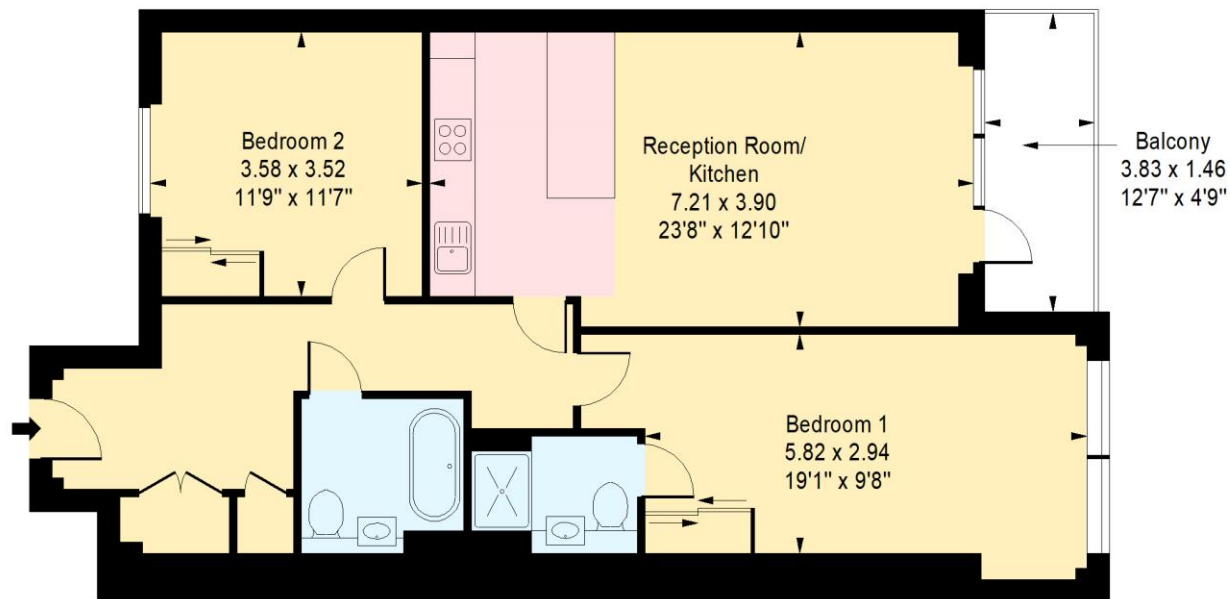




## Canalside Square, N1

Approximate Gross Internal Area = 880 sq ft / 81.75 sqm

Approximate Balcony Area = 62 sq ft / 5.76 sqm



Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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Third Floor