



One bed garden flat in the highly sought after Cloudesley Square within the heart of Barnsbury  
**Cloudesley Square, London, N1**

£525,000 Share of Freehold





Set within sought after Islington square • Spacious reception/dining room • Kitchen • Double bedroom • Bathroom with bath and overhead shower • Two courtyards • Very tranquil location • Wonderful amenities nearby • Offered chain free • Excellent transport links

#### Local Information

Cloudesley Square is a quiet residential Church Square in the Barnsbury Conservation Area. Well placed for the excellent transport links at both Angel (buses and Northern Line) and Highbury Corner (Victoria Line, National Rail, London Overground and buses) collectively providing easy access to the City, West End and beyond.

#### About this property

This lower ground floor garden flat is set within a beautiful Grade II listed house and located in the highly sought after Cloudesley Square. The flat has two courtyards - the front one gets wonderful evening sun and the back one is a very private space. The flat has been recently partially refurbished and now benefits from lovely oak floorboards in the reception and an updated bathroom which has a bath with overhead shower unit. The double bedroom to the rear has fitted wardrobes. This wonderful location on the church square allows for a very tranquil space. This flat is offered chain free.

#### Tenure

Share of Freehold

#### Local Authority

Islington

#### Energy Performance

EPC Rating = D

#### Viewing

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







**Cloudesley Square, London, N1**  
**Gross Internal Area** 408 sq ft, 37.9 m<sup>2</sup>



savills

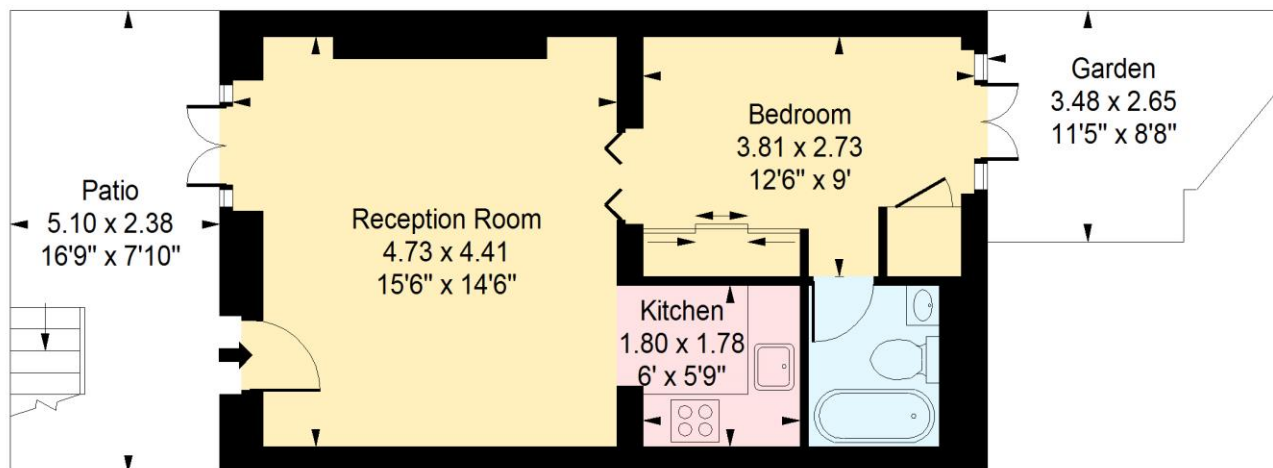
savills.co.uk

**Sarah Curtis**  
Islington  
**+44 (0) 207 226 1313**  
sarah.curtis@savills.com

## Cloudesley Square, N1

**Approximate Gross Internal Area = 408 sq ft / 37.90 sqm**

**Approximate Gross External Area = 223 sq ft / 20.73 sqm**



### Lower Ground Floor

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.

© ollyhewitt.co.uk

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201016EMNO

