



A well presented two bedroom split level flat located near the Regents Canal.

**Baring Street, Canonbury, London, N1**

£425,000 Leasehold









Reception • Kitchen • 2 bedrooms • 2 bathroom • Split level • Own private entrance • Easy Access To Fashionable Shops And Amenities • Well maintained block • Close to Shoreditch Park • Located near to excellent transport links

#### Local Information

Located moments from a comprehensive range of vibrant bars, shops and cosmopolitan restaurants of Islington's vibrant Upper St and Essex Road. The property 0.5 miles from Essex Road Station, 0.7 miles from Haggerston Station, 0.8 miles from Old Street Station and 0.9 miles from Angel Station.

#### About this property

A beautifully bright and well-presented two bedroom flat in a well maintained serviced development. The property has separate kitchen and reception area in a modern style. The property benefits from 2 spacious bedrooms and 2 bathrooms.

These images were taken in April 2019.

#### Tenure

Leasehold

#### Local Authority

Islington

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

Telephone:

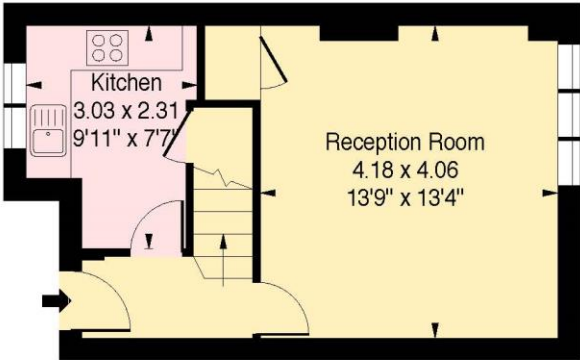
+44 (0) 207 226 1313.



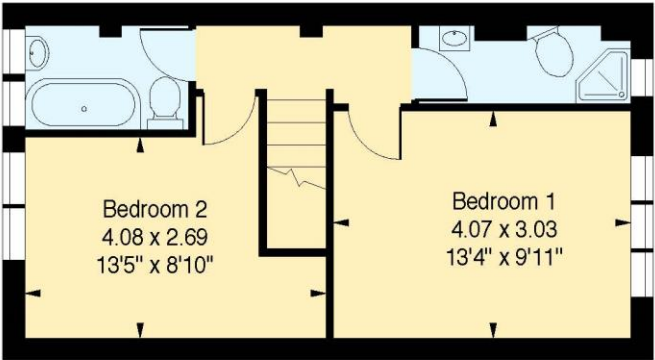
Baring Street, Canonbury, London, N1  
Gross Internal Area 674 sq ft, 62.6 m<sup>2</sup>

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**Baring Court,  
Baring Road, N1**  
Approximate Gross Internal Area = 674 sq ft / 62.61 sqm




**Ground Floor**



**First 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	77
England, Scotland & Wales	EU Directive 2002/91/EC 	

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