



An excellent studio apartment on St Paul's Road

St Pauls Road, London, N1

£365,000 Share of Freehold



Reception • Kitchen • Bathroom • Excellent access to Canonbury Overground Station & Upper Street • Close proximity to Highbury Fields • Set in a Victorian conversion • High ceilings and natural light

Local Information

The property is located moments from the peace and tranquility of the New River Walk and the amenities of Newington Green & Clissold Park. The shops, restaurants and cafes of Newington Green provide a great local community focal point. The vibrancy of both Upper Street and Dalston provide a wide range of amenities. Transport can be found locally at Canonbury station (London Overground), as well as Highbury & Islington station (Victoria Line, London Overground and National Rail) with fabulous connections to the City and West End, these connections are aided by the many bus routes available.

About this property

A light filled studio flat, converted over the first floor of an imposing, end of terrace, Victorian building in Canonbury, offering excellent access to Highbury & Islington Underground and Upper Street. Accommodation is bright and well-arranged comprising; studio room, bathroom suite and a separate kitchen.

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.

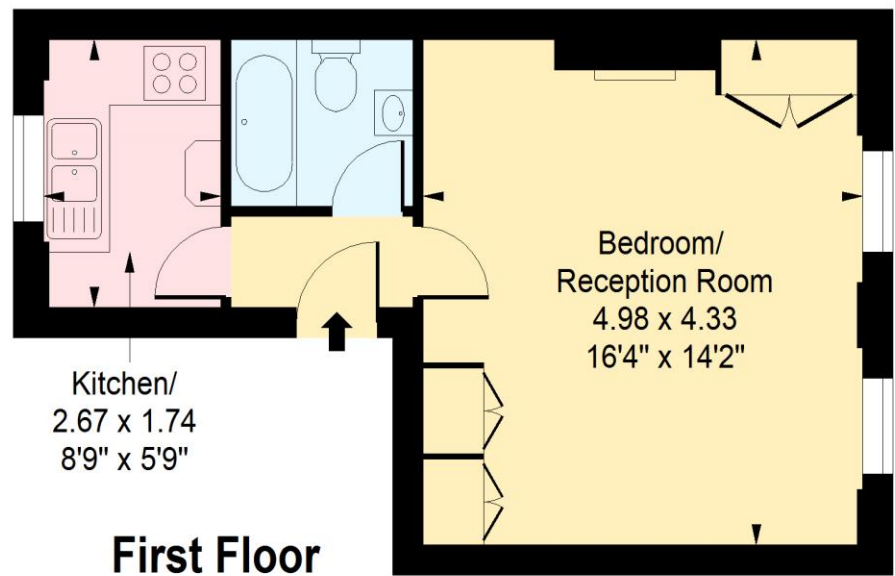




St Pauls Road, London, N1
Gross Internal Area 339 sq ft, 31.5 m²


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St. Pauls Road, N1
Approximate Gross Internal Area = 339 sq ft / 31.03 sq



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+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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