



CANALSIDE SQUARE, LONDON, N1

1 BED APARTMENT

£625,000
LEASEHOLD

A beautifully presented and generously proportioned one-bedroom apartment set within a modern development on Canalside, N1, offering approximately 692 sq. ft of high-quality internal accommodation and a rare private south-facing garden.

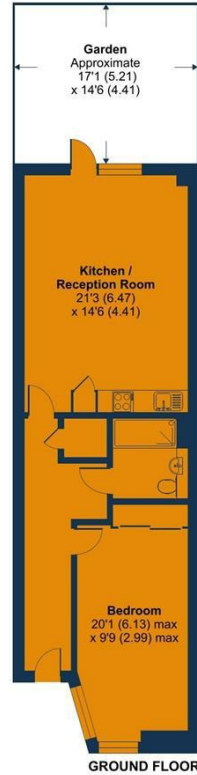
The apartment is presented in excellent condition throughout and provides a superb sense of space and light. The accommodation comprises a spacious open-plan reception and dining area, ideal for both everyday living and entertaining, with direct access to the private south-facing garden, creating an exceptional indoor-outdoor living experience. The contemporary fitted kitchen is finished to a high standard with modern appliances and ample storage. Secure bike storage is also on site.

The large double bedroom is well proportioned and quietly positioned, complemented by a modern bathroom and excellent built-in storage throughout the

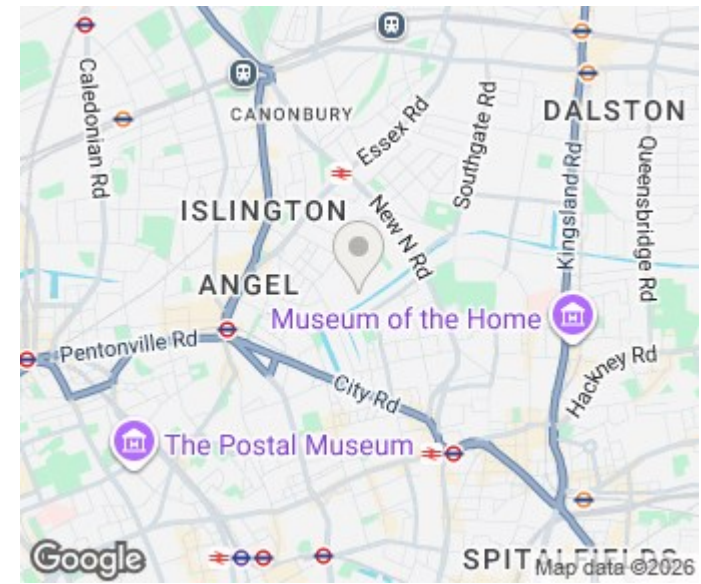
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Canalside Square, London, N1

Approximate Area = 692 sq ft / 64.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hemmingfords Property Limited. REF: 1406189



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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