



CANALSIDE SQUARE, ISLINGTON, LONDON, .N1 LONDON, N1 7FP

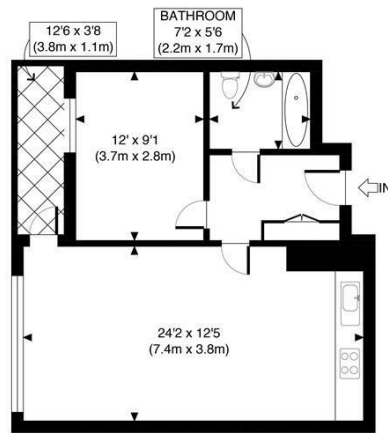
£550,000
LEASEHOLD

This beautifully presented and well-maintained one-bedroom apartment, located on the fourth floor of a sought-after development, is nestled in the heart of Angel, Islington.

Offering approximately 547 square feet of living space, this apartment features an open-plan kitchen and living area, a private balcony with views over the square, a double bedroom with fitted wardrobes, and a contemporary bathroom suite.

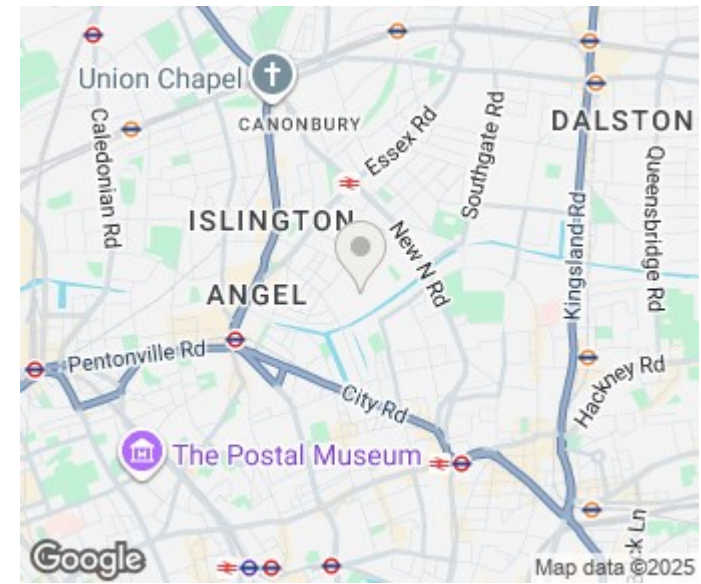
Canalside Square is part of a modern development just north of the Regent's Canal. A short walk along the canal leads you to the Angel. Upper Street and Essex Road are close by with a wonderful array of shops, restaurants and pubs.

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FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 547 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 547 SQ FT / 51 SQM	Canalside square
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 26/07/24
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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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