

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

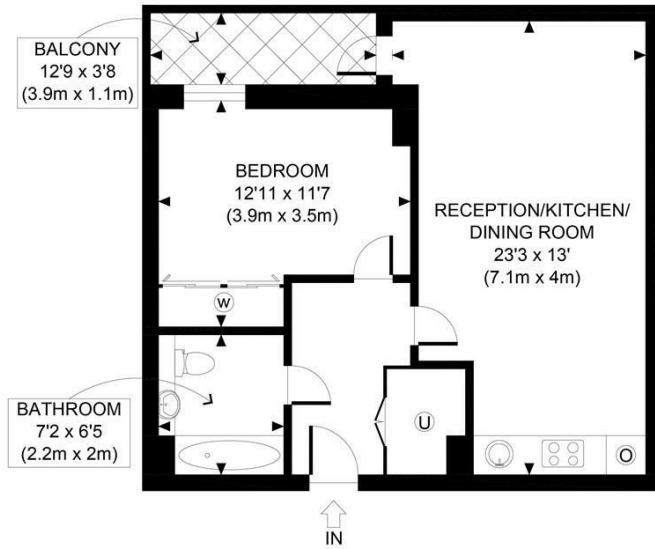
£560,000  
LEASEHOLD

This beautifully presented and impeccably maintained one-bedroom apartment, located on the second floor of a highly sought-after development, is ideally situated in the vibrant heart of Angel, Islington.

Spanning approximately 532 square feet of well-designed living space, the apartment boasts an open-plan kitchen and living area that seamlessly flows into a private balcony offering tranquil views over the square. The generously sized double bedroom comes complete with fitted wardrobes, while the sleek, contemporary bathroom suite provides a stylish and functional retreat.

Canalside Square is part of a prestigious modern development, positioned just north of the picturesque Regent's Canal. A leisurely stroll along the canal brings

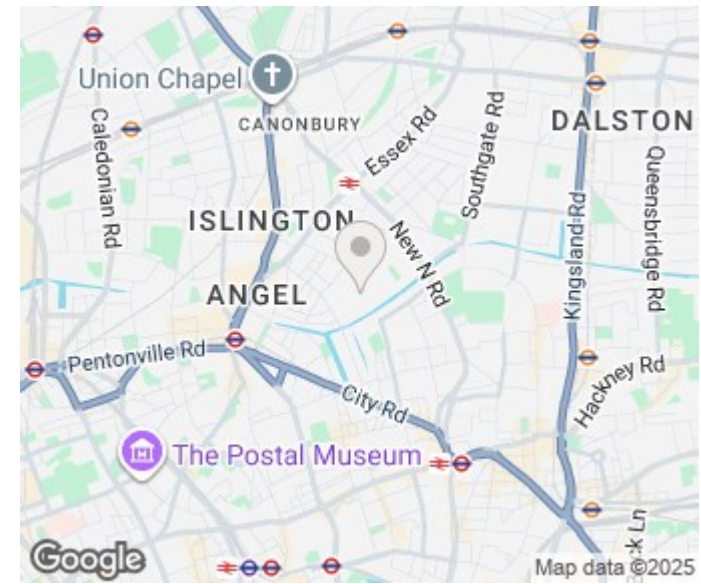
**Hemmingfords**



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 532 SQ FT



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 532 SQ FT / 49 SQM</b></p> <p>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</p>	<p>Canalside Sq</p>
	<p>date 17/02/25</p>
	<p>photoplan </p>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	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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