



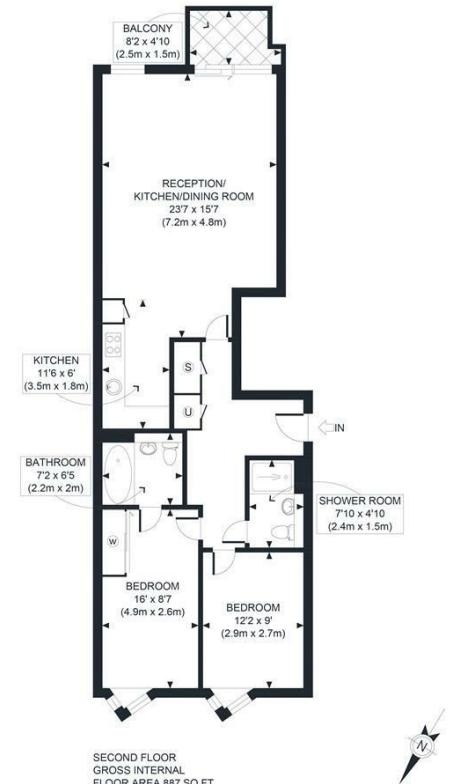
## BLACKTHORN AVENUE, LONDON, N7 2 BED APARTMENT

£900,000  
LEASEHOLD

This exceptional and generously proportioned two double bedroom, two bathroom apartment is positioned on the second floor of a highly sought-after modern development in the heart of Barnsbury. Offering bright, well-balanced accommodation throughout, the property enjoys a wonderful sense of space and comfort, ideal for modern city living.

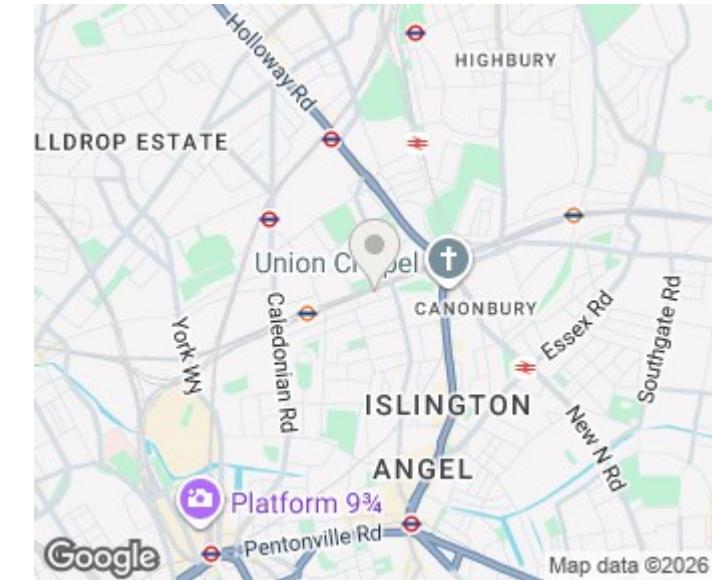
The apartment features a spacious open-plan reception and dining area, flooded with natural light and opening onto a private balcony with attractive views across Arundel Square, providing a peaceful outlook rarely found so close to central London. The accommodation includes two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite bathroom, alongside a further modern family bathroom. Additional highlights include underground parking, offering secure and convenient vehicle access.

**Hemmingfords**



APPROX. GROSS INTERNAL FLOOR AREA 887 SQ FT / 82 SQM  
 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

Blackthorn Av  
 date 04/02/25  
 photoplans



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

Hemmingfords Sales  
 34 Upper Street  
 London  
 N1 0PN

02038907470  
[info@hemmingfords.co.uk](mailto:info@hemmingfords.co.uk)  
[www.hemmingfords.co.uk](http://www.hemmingfords.co.uk)

Hemmingfords