



## CITY GARDEN ROW, LONDON, N1

### 2 BED APARTMENT

£4,500

\*1130 sq ft\* A beautifully appointed and impeccably finished residence situated by the Regents Canal, near Upper Street, thoughtfully curated with bespoke detailing, premium fixtures and intelligent home technology throughout. Blending timeless craftsmanship with modern convenience, this exceptional home offers elegant living spaces designed for comfort and entertaining.

The welcoming entrance is defined by a striking solid oak staircase and designer Tom Dixon pendant lighting, setting the tone for the quality and attention to detail found throughout. Rich engineered walnut flooring flows seamlessly across the home, complemented by energy-efficient Philips Hue lighting and a fully integrated Google Home ecosystem, including smart hubs, thermostat, video doorbell and gigabit fibre connectivity.

At the heart of the home lies a truly impressive bespoke kitchen, equipped to the highest specification with premium Miele appliances, a Bertazzoni six-burner

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Approximate Gross Internal Area = 105.65 sq m / 1137.21 sq ft (Excluding Void)

Estimated Area with Height Restrictions: 0.54 m<sup>2</sup> / 5.81 ft<sup>2</sup>

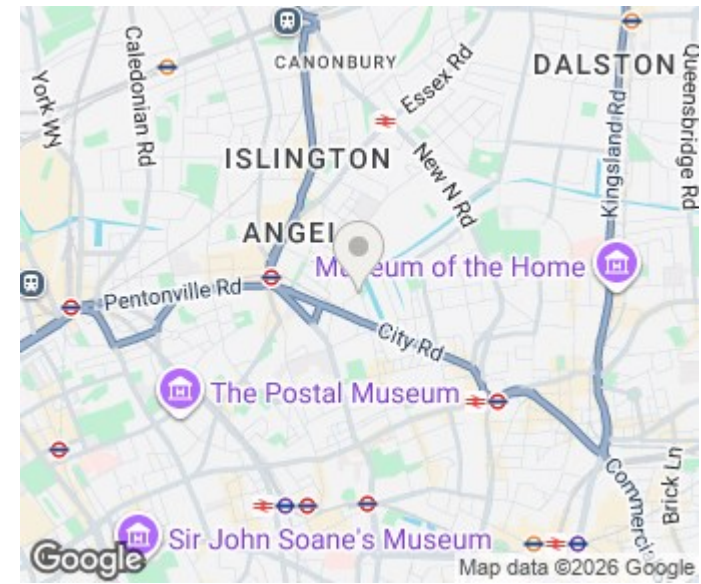
 = Reduced headroom below 1.5m / 5'0"



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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>		69	79
(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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