



## 8 11 CANALSIDE SQUARE

LONDON, N1 7FN

£2,500

A beautifully presented one bedroom, second floor apartment located in a popular development, situated in the heart of Angel, Islington.

This one bedroom apartment boasts approximately 480 Sq ft of living space. The property comprises of an open plan kitchen living area, private balcony with views over the square, double bedroom with fitted wardrobes and a contemporary bathroom suite.

Canalside Square is located in the ever popular Angel, Islington. The Regents Canal is moments away and Upper Street is just 0.3 miles from the development. Angel station, Zone 1 is 0.7 miles away

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Canalside Square Packington N1 7FX

Approx Gross Internal Area = 43.9 sq m / 472 sq ft

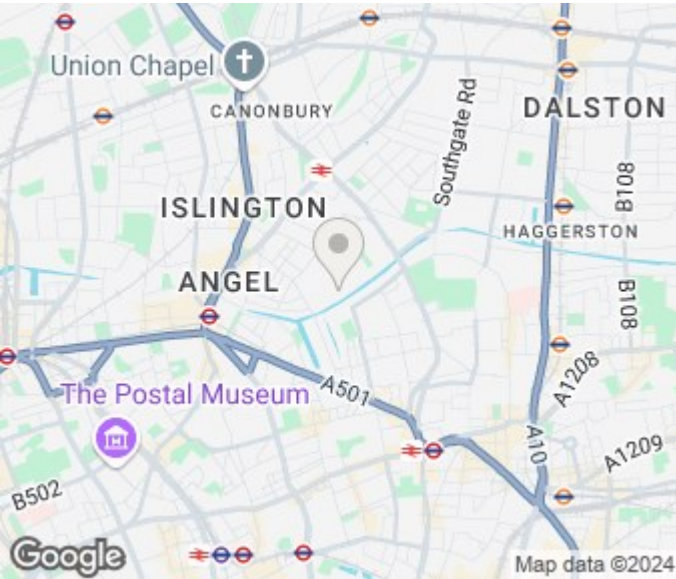


Second Floor

Ref

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 83                      | 83        |
| (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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