



ARUNDEL SQUARE, LONDON, N7
£1,000,000 LEASEHOLD

A SIMPLY STUNNING THREE DOUBLE BEDROOM, TWO BATHROOM APARTMENT IN ISLINGTON

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DESCRIPTION:

Spanning over 1,100sqft on the second and third floor of this attractive Victorian house is this wonderful three bedroom flat. The property boasts period features throughout and is flooded with natural light. On entering the property, you are greeted by an exceptional reception/dining room that makes the perfect entertaining space. The spacious kitchen with ample worktop space is also located on this floor, alongside the recently renovated shower room. Upstairs you will find two double bedrooms and a smaller third bedroom which is utilized as a work from home office. The property is completed with a family sized bathroom on the top floor and also benefits from its own section of the rear garden.

Arundel Square is ideally located for easy access to the City and the West End and is set moments from the many bars, restaurants and boutique shops on Upper Street. The closest transport links can be found at Highbury and Islington (Victoria Line) with Caledonian Road Underground (Piccadilly Line) also within easy reach. Overground services are located at Caledonian Road and Barnsbury whilst international transport is facilitated from Kings Cross St. Pancras.

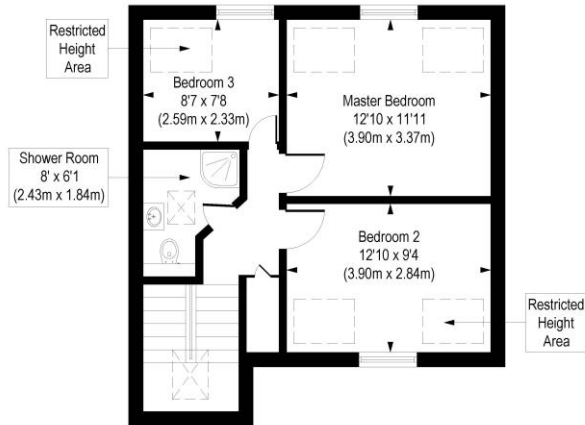
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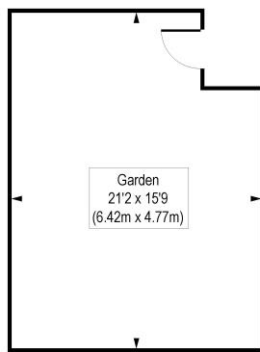
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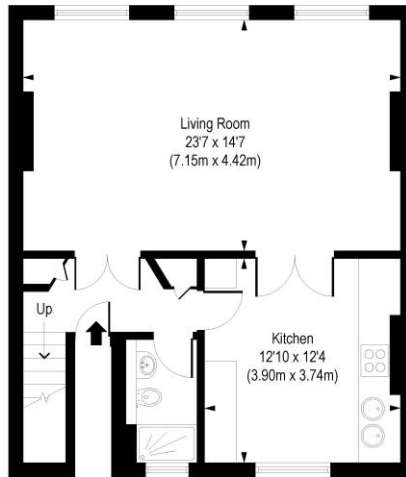
Approx. Gross Internal Floor Area 1103 sq. ft / 102.46 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1030 sq. ft / 95.65 sq. m (Excluding Restricted Height Area)



Third Floor
 Gross Internal
 Floor Area 477 sq ft



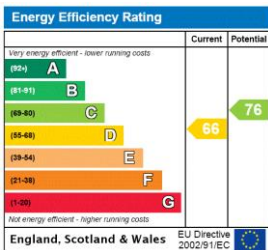
Ground Floor



Second Floor
 Gross Internal
 Floor Area 626 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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