



BARNES COURT, LOFTING ROAD, LONDON, N1
£550,000 LEASEHOLD

A BRIGHT THREE BEDROOM DUPLEX LOCATION NEAR BANSBURY SQUARE GARDENS

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DESCRIPTION:

A 756 sq. ft. split level apartment in a small purpose-built block near Bransbury Square Gardens and 0.9 miles to Angel underground station.

The property, standing at 756 sq. ft approx., is bright and offers views over the green spaces to the rear with an idyllic street view to the front. It consists of semi-open plan living room/ kitchen on the lower floor whilst the upper floor consists of two double bedrooms, a further third bedroom, and family bathroom. The property also benefits from communal gardens and estate parking (with permit).

The location is excellent with easy access to both Upper Street and Caledonian Road offering fantastic access to a host of restaurants and local shops. Angel Centre is not far from the property offering access to Cinemas as well as a mixture of supermarkets.

Caledonian Road & Bransbury (overground) is 0.4 miles away, Highbury and Islington (overground/ underground) is 0.6 miles, and Angel underground station is only 0.9 miles away. There are various bus connections that can also be caught from Caledonian Road and Upper Street offering easy access across London.

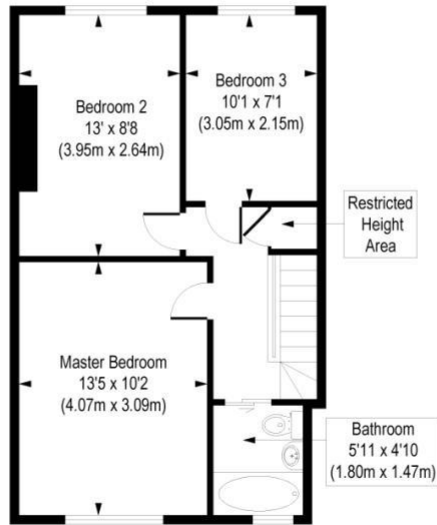
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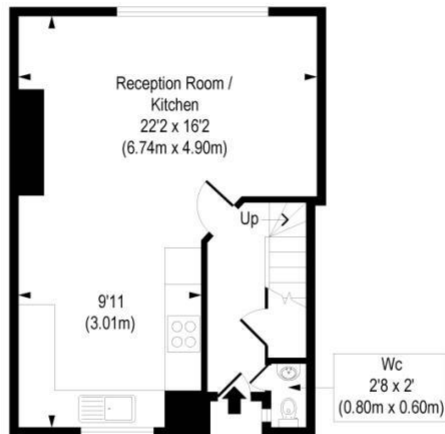
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Approx. Gross Internal Floor Area 756 sq. ft / 70.28 sq. m
(Excluding Restricted Height Area)



Third Floor
Gross Internal
Floor Area 419 sq ft



Second Floor
Gross Internal
Floor Area 337 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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