



WILLOW BRIDGE ROAD, ISLINGTON, N1  
£950,000 TO BE ADVISED

## A STUNNING TWO BEDROOM GARDEN FLAT IN THE HEART OF CANONBURY

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## DESCRIPTION:

Set across the raised ground floor of this charming period building is a fantastic two bedroom flat in Canonbury. The property boasts well-proportioned rooms and is flooded with natural light throughout. Accommodation includes a semi open plan modern kitchen with inbuilt appliances, a large reception room, a stylish family bathroom and separate W/C. The generous master bedroom has built in wardrobes, the second bedroom makes the perfect work from home office and leads out to your private section of the south-west facing garden.

Located in a hugely desirable spot in prime Canonbury. Upper Street is just moments away and provides a variety of high street shops and restaurants, whilst a selection of wonderful gastropubs and wine bars are tucked away amongst the peaceful neighbouring roads. Transport links are some of the best around with Highbury and Islington station providing overground and underground services on the Victoria line whilst Angel services the Northern line. Canonbury overground station provides easy access to Shoreditch and Hoxton whilst a service to Moorgate is facilitated from Essex road station. An array of excellent bus routes create effortless links across London and international services are located at St Pancras.

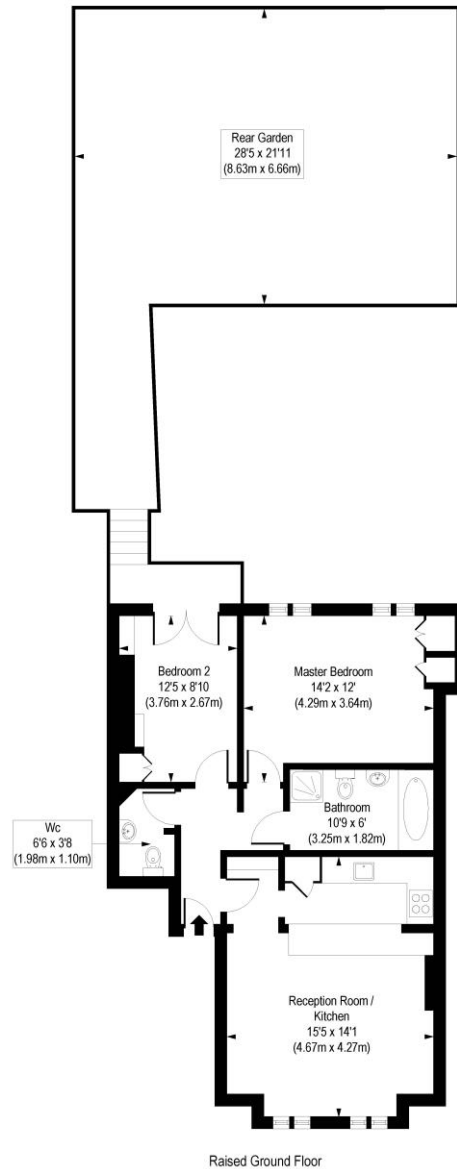
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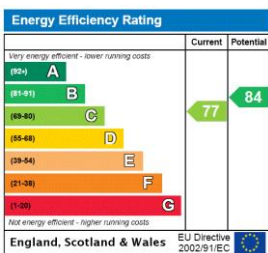
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Approx. Gross Internal Floor Area 735 sq. ft / 68.24 sq. m



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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