



ST. PAULS ROAD, LONDON, N1  
£525,000 TO BE ADVISED

## BEAUTIFULLY RENOVATED ONE BEDROOM APARTMENT MOMENTS FROM HIGHBURY & ISLINGTON

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## DESCRIPTION:

This exceptional one-bedroom flat is set in an imposing Victorian terrace in Canonbury. The presented in fantastic condition throughout and offers an excellent first-time purchase or BTL investment. The large double bedroom is located to the rear of the building and benefits from inbuilt storage and wooden floors alongside unobstructed views of the private gardens.

A wonderfully social open plan living room and kitchen provides a fantastic entertaining space with the kitchen benefitting from integrated appliances, ample storage and worktop space. The family sized bathroom has been finished in a contemporary style with floor to ceiling tiles and full-sized bath and overhead shower.

St Pauls Road is located in the highly desirable area of Canonbury and is perfectly set for numerous transport links and easy access to Upper Street and Angel whilst the green spaces of Highbury Fields, Clissold Park and Newington Green are also only a short distance away. Highbury and Islington station offers the closest underground links on the Victoria line, whilst the Mainline rail is just three stops to Moorgate and Canonbury Overground is also conveniently located nearby.

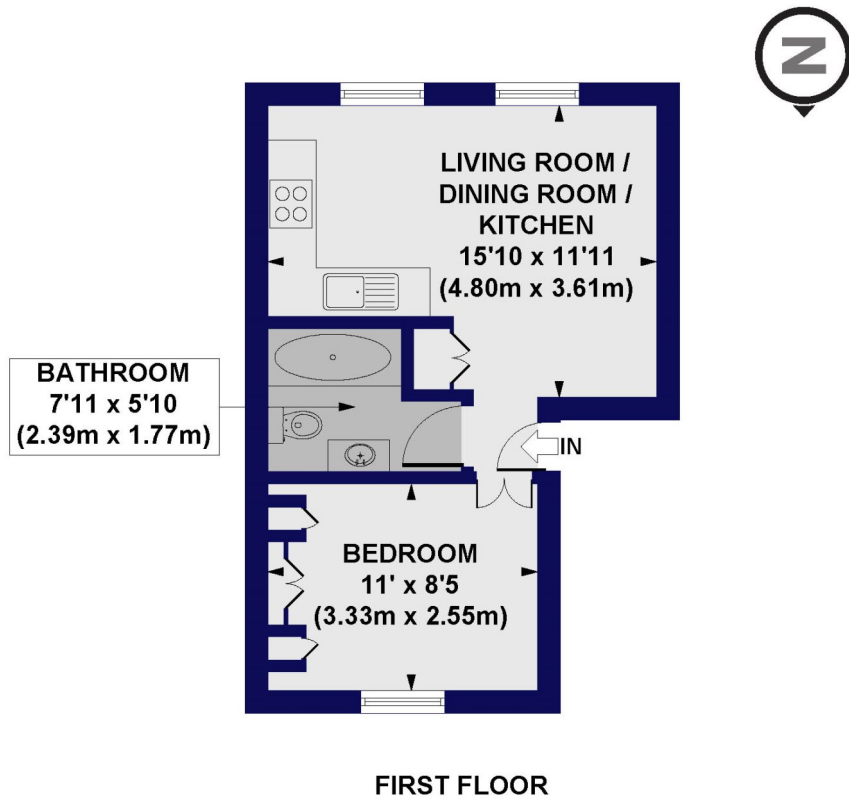
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St. Pauls Road, N1  
Approx. Gross Internal Floor Area 316 sq. ft / 29.40 sq. m



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