



ST. PAULS ROAD, LONDON, N1  
£468,000 LEASEHOLD

## 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 property is 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 conveniently located just moments from the many bars, restaurants and boutiques of Upper Street and is just a short distance away from Highbury fields. Highbury and Islington station (Victoria Line) is the closest underground providing easy access to the West End and Kings Cross. International travel is offered from St Pancras, whilst over ground services are provided from Canonbury station to West, South and East London and the City. Numerous bus routes can also be found close by creating some of the strongest transport links in Islington.

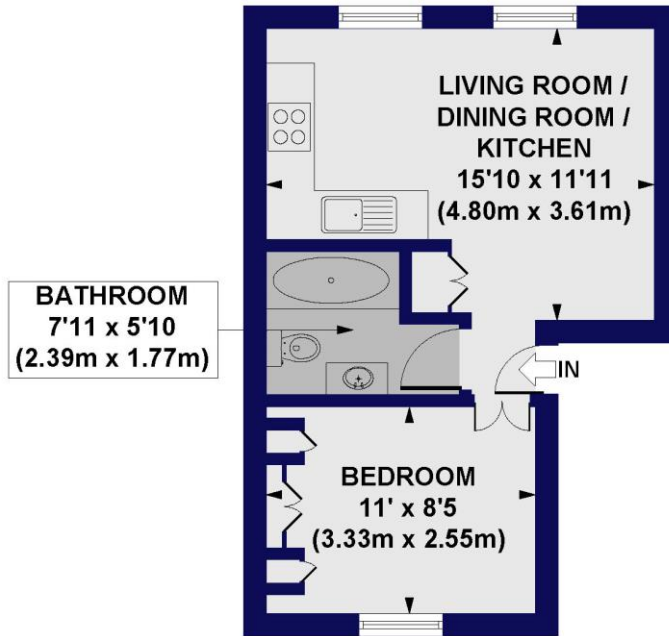
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**St. Pauls Road, N1**  
**Approx. Gross Internal Floor Area 316 sq. ft / 29.40 sq. m**

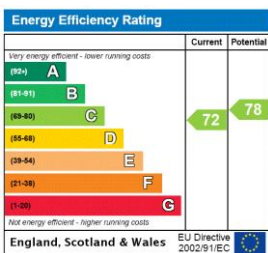


**FIRST FLOOR**

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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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