



ARUNDEL SQUARE, LONDON, N7  
OFFERS IN EXCESS OF £575,000 LEASEHOLD

**A BRIGHT ONE BEDROOM APARTMENT WITH  
A SOUTH FACING BALCONY ON THE  
DESIRABLE ARUNDEL SQUARE.**

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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## DESCRIPTION:

A beautifully presented and light filled one double bedroom apartment in a period conversion set across the first floor of an imposing Victorian building, enjoying direct views across the greenery of Arundel Square gardens.

The accommodation comprises of an impressive reception room flooded with natural light at the courtesy of the large South facing windows which provide access onto the private balcony. The semi-open plan kitchen comes with fitted appliances. The three-piece bathroom suite with bathtub, and the double bedroom are housed towards the back of the building and therefore benefits from peace and tranquillity.

The property affords superb access to the transport at Highbury & Islington Station (National Rail, Victoria Line & London Overground) providing excellent links around London and Caledonian Road & Holloway Road Stations (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only 0.4 miles away. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose, Marks & Spencer, Sainsbury's & Tesco are all located nearby. The new Kings Cross regeneration/ development which includes Granary Square, new restaurants and shops are within close proximity.

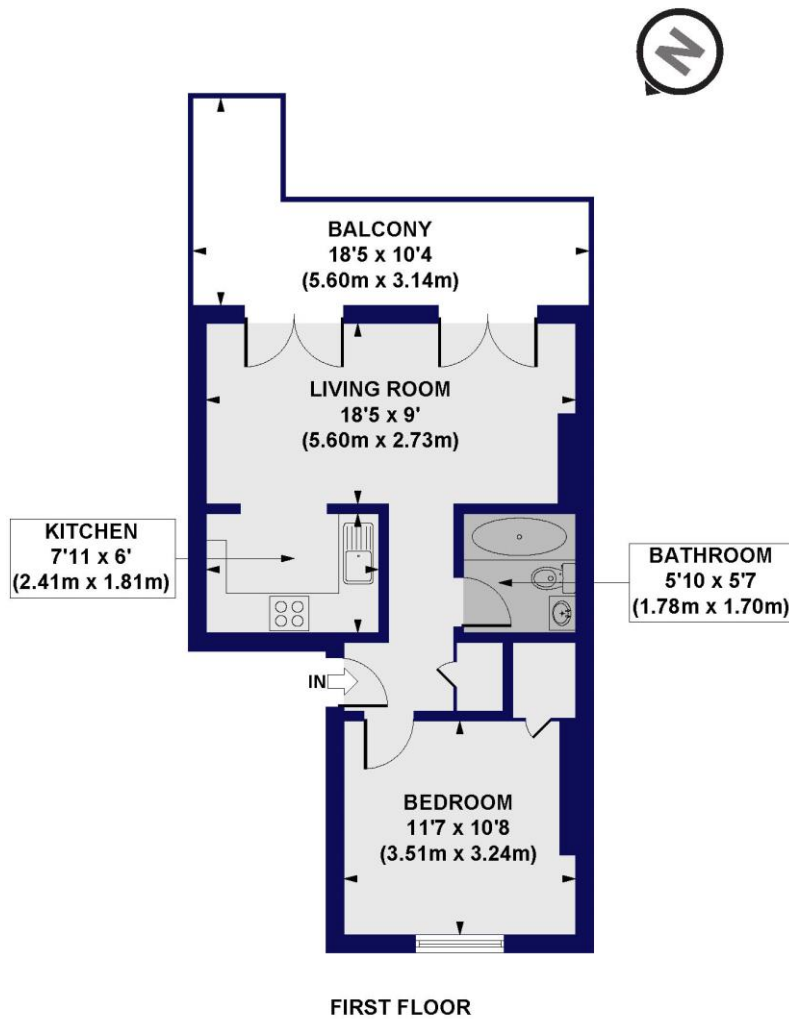
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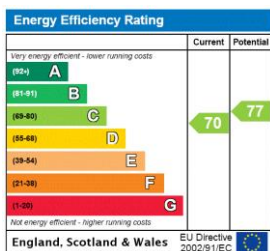
**Arundel Square, N7**  
**Approx. Gross Internal Floor Area 456 sq. ft / 42.38 sq. m**



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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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