

Arundel Place, London, N1

This unique, newly constructed one bedroom two storey house offers bright, modern living across a cleverly designed layout.

A large open-plan reception and fully integrated kitchen form the heart of the home. Natural light floods the space through well-placed windows, while ample built-in storage ensures you'll always have a tidy, clutter free interior.

The luxury continues with a stylish walk-in shower on the ground floor and a private patio.

The bedroom is the sole proprietor of the first floor, boasting windows on all sides, basking in light.

Set just off the tranquil and much loved Arundel Square in Barnsbury, N1, this property is more than just attractive on the inside. The square itself dates from the mid 19th century, featuring a peaceful central garden framed by classic Victorian terraces alongside award-winning modern build, creating a charming mix of heritage and contemporary style. Residents enjoy year-round access to mature trees, flower beds, a playground, and a green gym.

Transport links are hard to beat. Highbury & Islington Station (Victoria Line, Overground, National Rail) is around 6 minutes away—offering swift connections across London. Caledonian Road & Barnsbury (Overground) and Caledonian Road (Piccadilly Line) stations are also within easy commutable distance.

Families are drawn to nearby Highbury Fields, Islington's largest park, with its tennis courts, playground, fitness centre, and easy access walking routes.

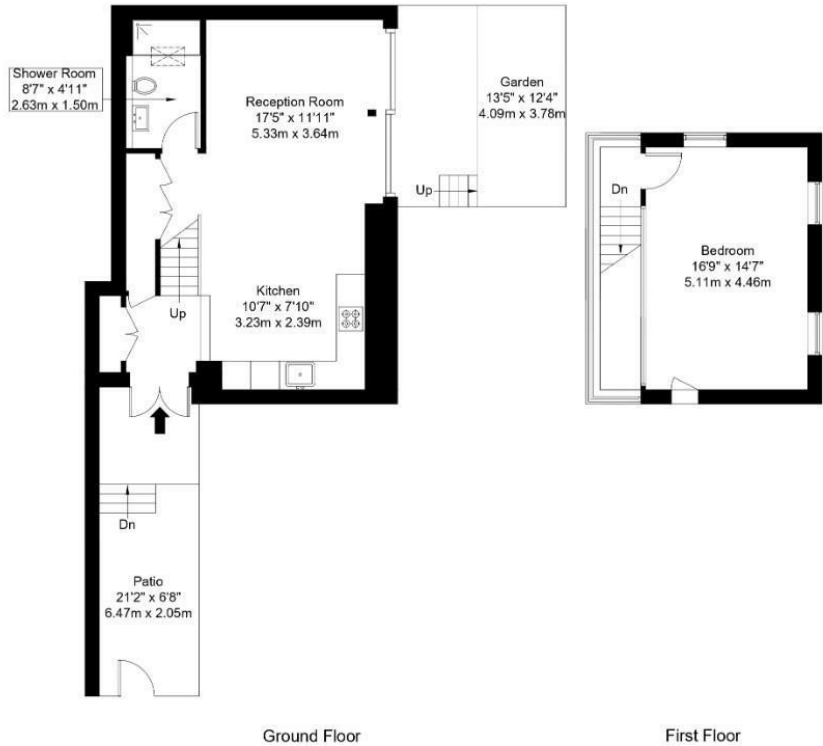
The property is offered on an unfurnished basis.

- Unique one bedroom house
- Newly constructed
- Large open plan reception/kitchen
- Fully integrated kitchen
- Private patio
- Walk in shower
- Ample built in storage
- Masses of natural light
- Own front door
- Head lease prohibition on pets

£3,000 Per month

Arundel Place, N1 1LS

Approx Gross Internal Area = 64.19 sq m / 691 sq ft



Ref :

Copyright
**BLEU
PLAN**

The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.
Copyright @ BLEUPLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

