



St. Pauls Road, London, N1 2LT

Immaculately presented two bedroom garden period apartment in the heart of Islington, moments from Highbury & Islington and Canonbury stations.

The apartment boasts a naturally bright open plan living featuring a contemporary kitchen, timber sash windows and wooden flooring throughout; a stylish bathroom, and two bedrooms with custom made furniture and plenty of storage space. The property benefits from access to the generous communal garden.

A walk away from many local amenities such as bars, supermarkets, restaurants and the greenery of Highbury Fields.

Council Tax Band - D

- Communal garden space
- Victorian Conversion Apartment
- Newly Renovated
- Contemporary Living
- Stylish Bathroom
- Moments from the Overground Station
- Double Glazed Sash Windows
- Tranquil Setting

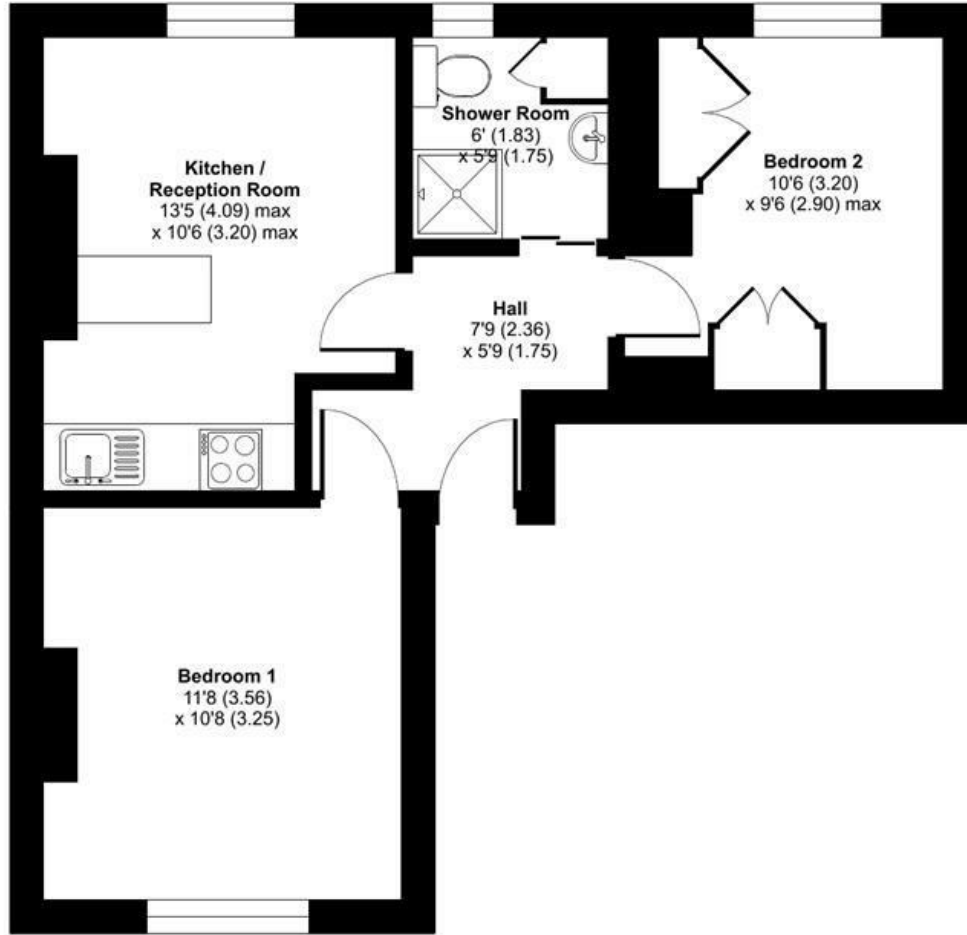
Alex & Matteo
ESTATE AGENTS

£2,400 Per month

St. Pauls Road, N1 2L

Approximate Area = 453 sq ft / 42.1 sq m

For identification only - Not to scale



FIRST FLOOR

Alex & Matteo
ESTATE AGENTS



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1130072

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		