



168a St. Pauls Road, Canonbury, N1 2LL

Asking Price £375,000



# 168a St. Pauls Road, Canonbury N1 2LL

Alwyne Estates are delighted to offer this large lower ground floor studio flat situated in the heart of Canonbury within easy reach of Highbury & Islington transport hub and Canonbury Overground Station.

Comprising living room with separate kitchen, bathroom /wc with additional room upstairs.

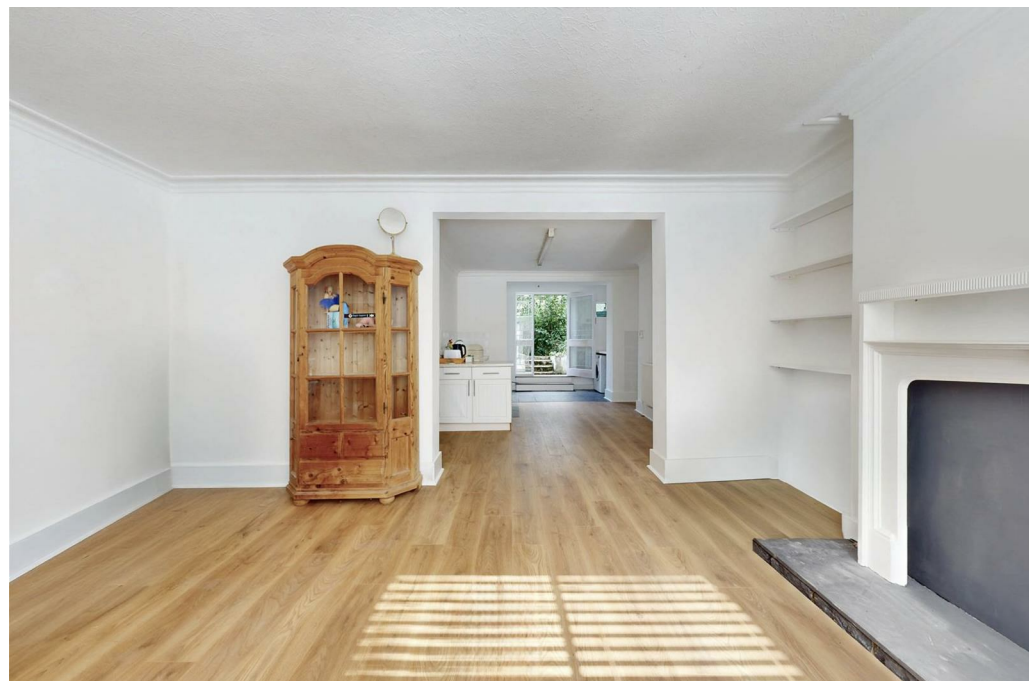
Also a short walk to the multiple shops ,bars and restaurants in Upper Street.

The property is offered chain-free also has the benefit of having its own rear garden ( part of which is owned by Network Rail )

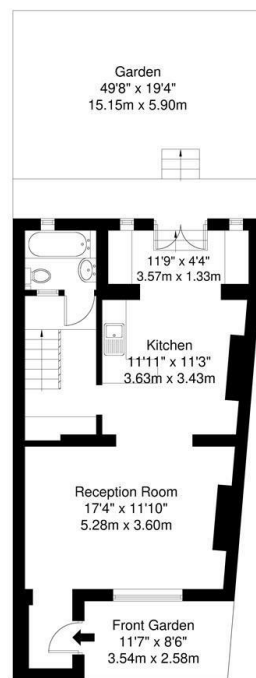
We understand the flat is sold with a 25% share of freehold.



Council Tax Band:





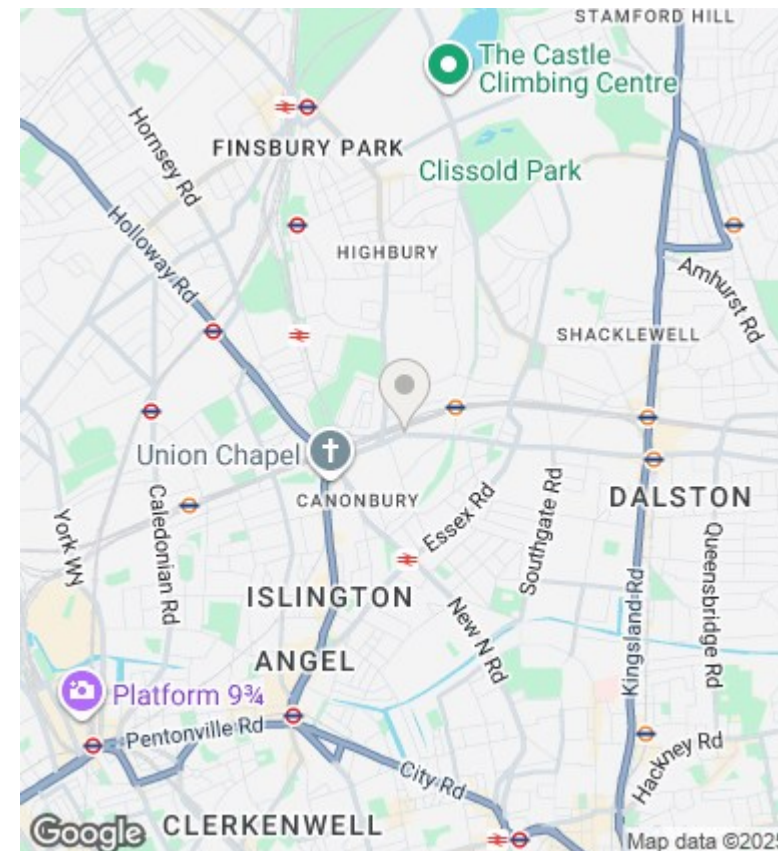


Lower Ground Floor

St Paul's Road, N1

Total Gross Internal Area = 50.8 sq m / 546 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

