

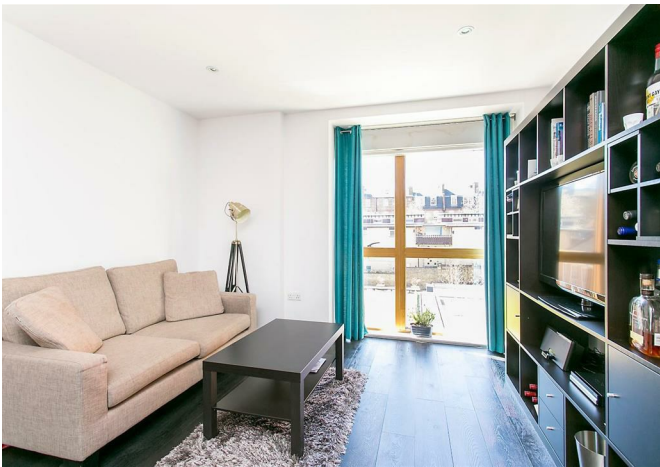


## GUIDE PRICE £525,000

Superbly positioned in this award-winning development. This stunning one-bedroom apartment comprises of an open-plan lounge, double bedroom with built-in wardrobes, spacious bathroom with shower over bath and great storage.

Located in Barnsbury Place, N1, this award-winning Edwardian School conversion benefits from a 24-hour concierge, secure bike storage, video entryphone system and well maintained communal gardens.

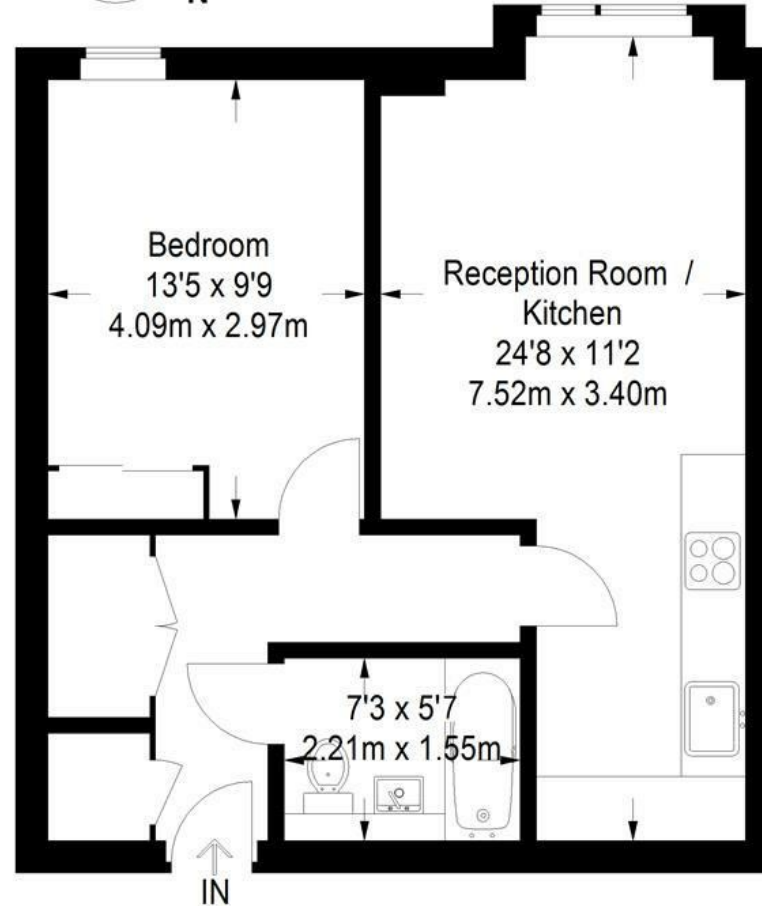
There are excellent transport links, with Highbury and Islington station a short walk away (Victoria line and London Overground), Angel (Northern Line) and many 24-hour buses.



# Manson House

Red.

Approximate Gross Internal Area  
506 sq ft / 47 sq m



## Second Floor

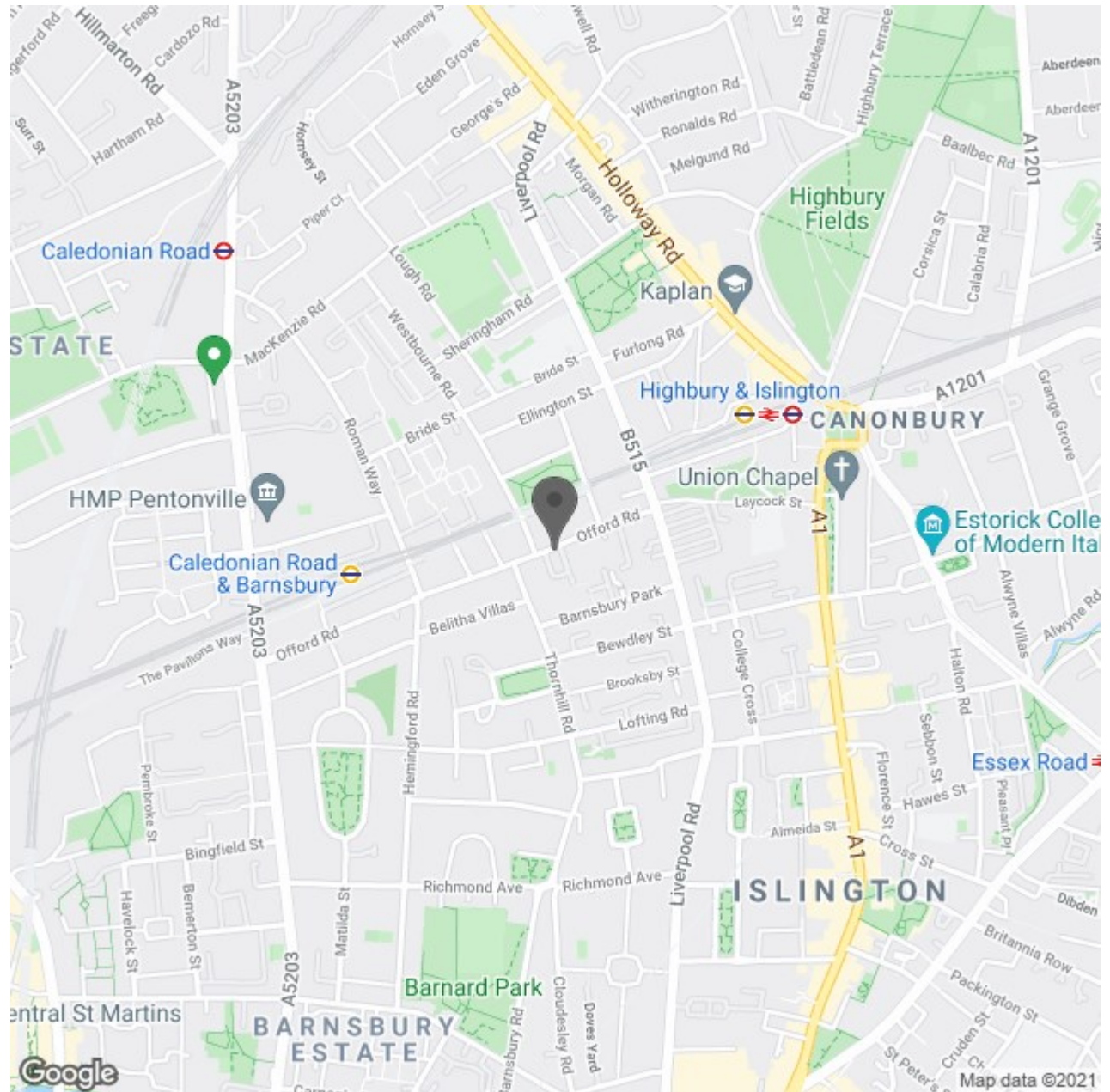
Illustration for identification purposes only,  
measurements are approximate, not to scale.

- One Bed Apartment
- Modern Interior
- Secure Entry-Phone
- Communal Gardens
- 24-Hour Porter
- Secure Gated Development
- Under-Floor Heating
- Excellent Storage
- Secure Cycle Store



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>72</b>	<b>73</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>81</b>



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