



**BAYES HOUSE, AUGUSTAS LANE, LONDON, N1**  
**£649,000 LEASEHOLD**

## **A SIZEABLE SPLIT LEVEL ONE BEDROOM FLAT IN BARNSBURY N1**

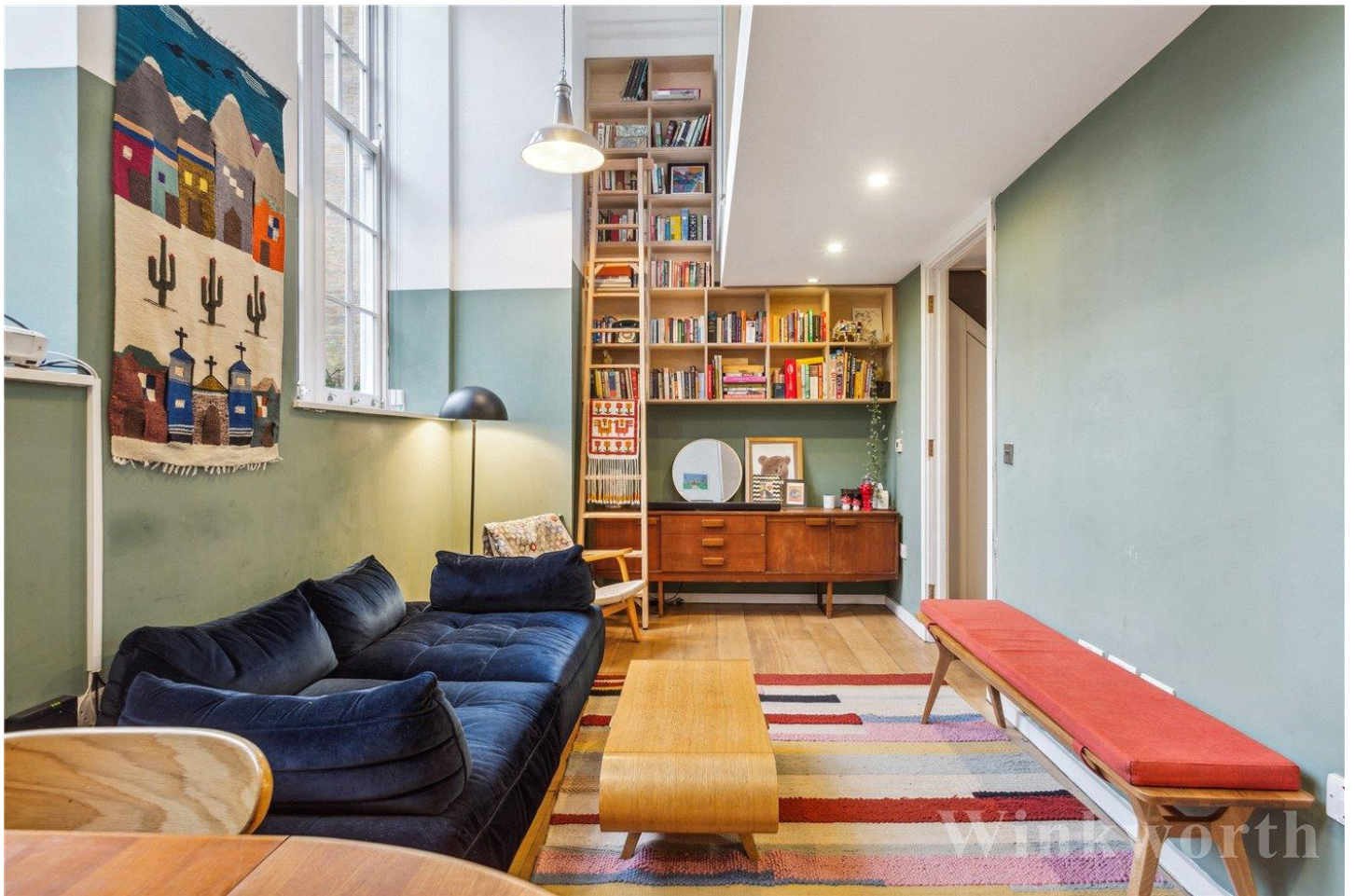
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## DESCRIPTION:

This outstanding one bedroom apartment is set in a converted school and spans almost 643sqft. The living area offers an impressive open plan space with two oversized windows accentuating the double height ceiling and flooding the room with natural light. The fully integrated kitchen provides plenty of worktop and storage space and there's ample room for a large dining table alongside zoned living area. The staircase leads upstairs to a large double bedroom and adjoining family sized ensuite bathroom whilst a separate wc is located on the lower floor. The property further benefits from an abundance of storage, concierge and secure entry system.

Augustas Lane is located in the heart of Barnsbury and is extremely well connected, just moments from Highbury & Islington Station (Victoria line, Overground and National Rail) and within easy reach of Caledonian Road Station (Piccadilly line) alongside several great bus routes taking you into the City and West End. The restaurants, bars and boutiques shops on Upper Street are all only a short distance away as are open spaces of Highbury Fields.

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# Bayes House, N1

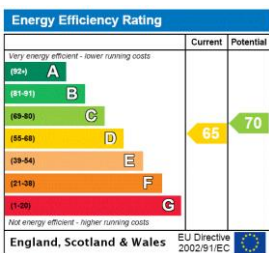
Approx. Gross Internal Floor Area 643 sq. ft / 59.71 sq. m

Key :  
CH - Ceiling Height



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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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