



LOVE LIVING  
HACKNEY



42 Carnoustie Drive, London, N1 0DS

Offers in excess of £475,000









# 42 Carnoustie Drive

London, N1 0DS

- Split level maisonette apartment
- Two bedrooms
- Walking distance to Caledonian Road & Barnsbury station
- Private balcony area
- Communal parking area
- Prime location

## The Home-

Carnoustie Drive forms part of a thoughtfully designed development in the highly sought-after Barnsbury area of Islington. This well presented two bedroom maisonette features an outdoor balcony, a useful storage room, and access to designated communal parking. Ideally positioned in a thriving London neighbourhood with a growing cultural profile, the property is surrounded by a wide selection of restaurants, bars, and cafés. It is also within walking distance of King's Cross, Angel, and central Islington, an area known for its appealing mix of families, professionals, and long-term residents. Caledonian Road Overground station is just a four-minute walk away, providing convenient connections to Stratford and Richmond.



## The Indoors

Stairs or a lift provide access to the apartment, where a private front door opens into a welcoming hallway connecting the living area and kitchen, which are positioned parallel to one another. Both rooms offer direct access to the balcony, creating an indoor outdoor flow. The living space features laminate flooring throughout and well-positioned windows that allow natural light to fill the room, with ample space for a comfortable sofa, TV setup, and dining area.

The contemporary kitchen, offers an abundance of storage units for cutlery, utensils, and appliances. Ascending upstairs, you will find both bedrooms, which mirror each other in layout and comfortably accommodate double beds and wardrobes, complemented by well-placed windows that enhance the sense of light and space. The main bathroom is conveniently located adjacent to one bedroom, while an additional WC is situated next to the second bedroom, providing practical and flexible living arrangements.

## The Outdoors

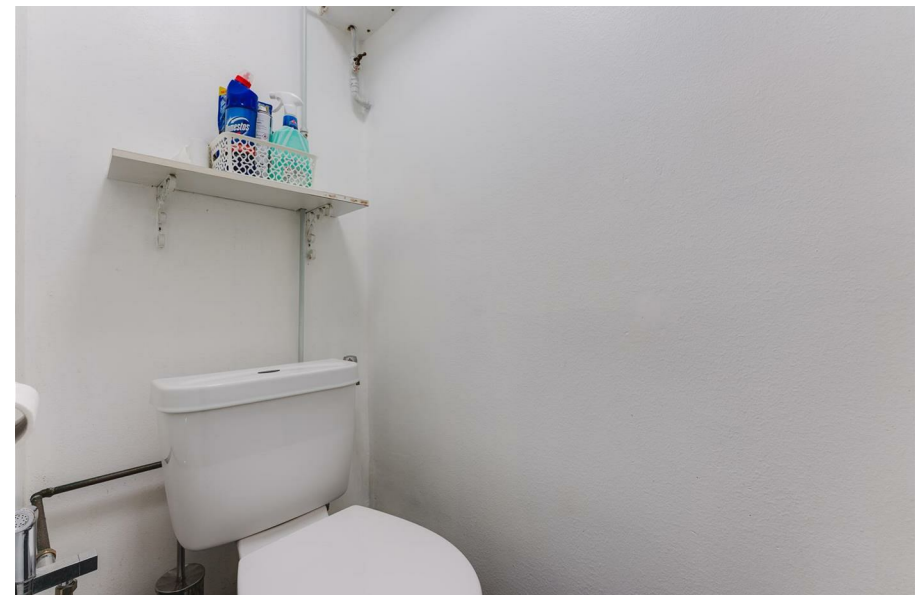




The peaceful balcony, accessible from both the kitchen and living room, receives an abundance of natural light and provides ample space for a table and chairs. It offers a perfect setting for relaxing or dining outdoors, as well as an ideal spot for those with green fingers to nurture potted plants.

### **Loving The Location**

Situated in the desirable Barnsbury area of Islington, Carnoustie Drive is perfectly positioned to enjoy the neighbourhood's vibrant and well-established food and café scene. Nearby Upper Street is home to a variety of popular destinations, including Ottolenghi Islington, renowned for its fresh and seasonal dishes, and Dishoom King's Cross, celebrated for its Bombay-inspired cuisine. For relaxed brunches and artisan coffee, residents can visit Caravan King's Cross or the much-loved Pophams Bakery, known for its pastries and sourdough. The area also offers charming local pubs such as The Drapers Arms. Excellent transport links are close by, with Caledonian Road & Barnsbury station within easy walking distance, along with Angel and King's Cross, providing superb connectivity across London while enjoying the charm and community feel of this sought-after neighbourhood.









Floor Plans



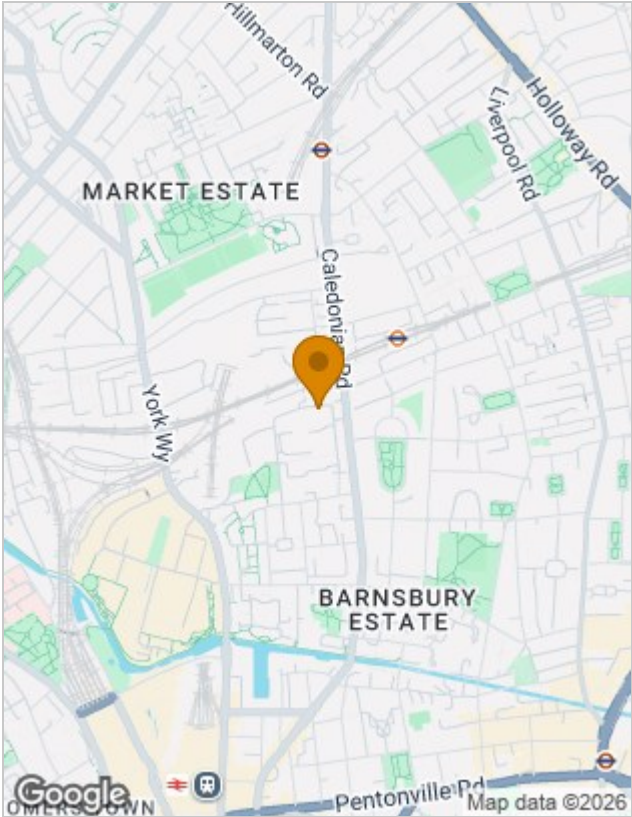
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

