



NEW NORTH ROAD, LONDON, N1
OIEO £1,700,000 FREEHOLD

A SUBSTANTIAL, FIVE BEDROOM FREEHOLD HOUSE SITUATED MOMENTS FROM REGENTS CANAL.

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DESCRIPTION:

A fantastic, 5-bedroom freehold house currently split into two dwellings. The lower ground floor is currently a self-contained flat offering well sized rooms throughout, offering the potential to reconnect the property as one house or keep as is which makes a brilliant rental. The raised ground floor is the entrance to a spacious four bedroom, two bathroom maisonette which occupies the top three floors and includes the mature rear garden. The property is flooded with natural light, has been renovated to an immaculate standard standard and also benefits from a large roof terrace with wonderful views of the City.

New North Road is perfectly located close to Upper Street, Angel, Shoreditch Park and Regents Canal. There are a number of transport links nearby providing easy access to the City including the buses from both New North Road & Essex Road, the tube from Angel and Old Street (Northern Line) and Essex Road Rail Station taking you straight into Moorgate (First Capital Connect).

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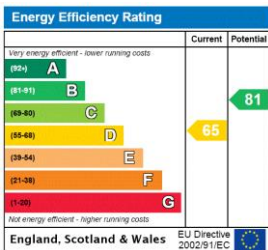
New North Road, N1

Approx. Gross Internal Floor Area 1764 sq. ft / 163.87 sq. m



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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