



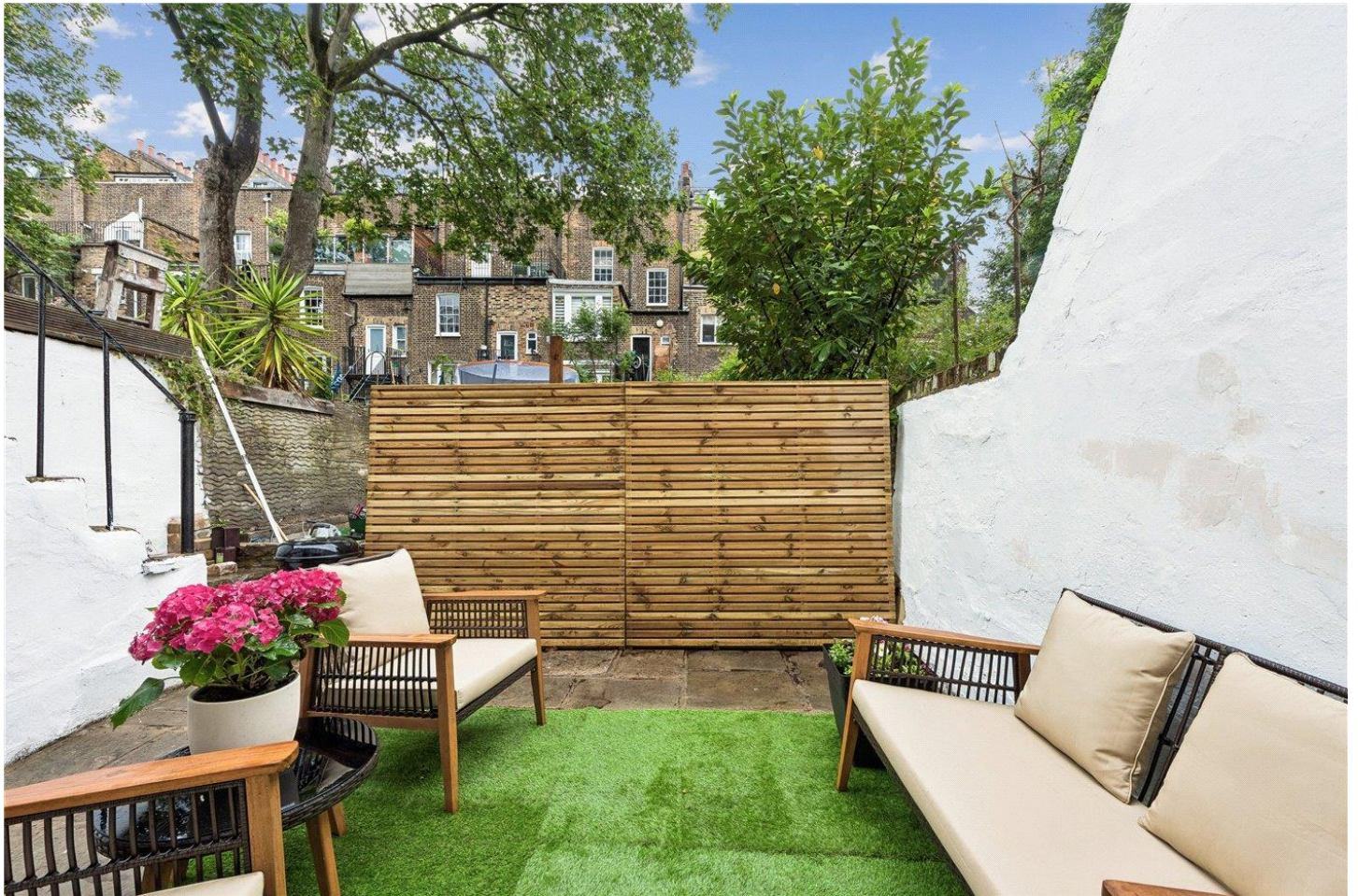
OFFORD ROAD, LONDON, N1
£550,000 LEASEHOLD

A 593 SQ. FT. WELL-PRESENTED ONE BEDROOM APARTMENT WITH SOUTH FACING GARDEN

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

A 593 sq. ft. sq. ft. one bedroom apartment with semi-open plan kitchen, bedroom, study space, and South facing garden in Barnsbury Conservation Area.

The property comprises of a large semi-open plan kitchen/ living room with North facing sash windows that flood the property with natural light and overlook the front patio/ garden. The large double bedroom is South facing and leads to the private back garden through French doors. The property is complete with three-piece family bathroom with bathtub, a large utility room under the stairs near the entrance, and a study space located in the hallway near the back garden.

The property is offered on the market with a lease of 150 years awarded upon completion, and chain-free.

Offord road is ideally located for easy access to the City and the West End and is set moments from the many bars, restaurants and boutique shops on Upper Street. The closest transport links can be found 0.2 miles away at Highbury & Islington station (Victoria, Mildmay & Windrush line) and 0.4 miles away at Caledonian & Barnsbury station (Mildmay Line). International transport is facilitated from Kings Cross St Pancras at 1.2 miles away.

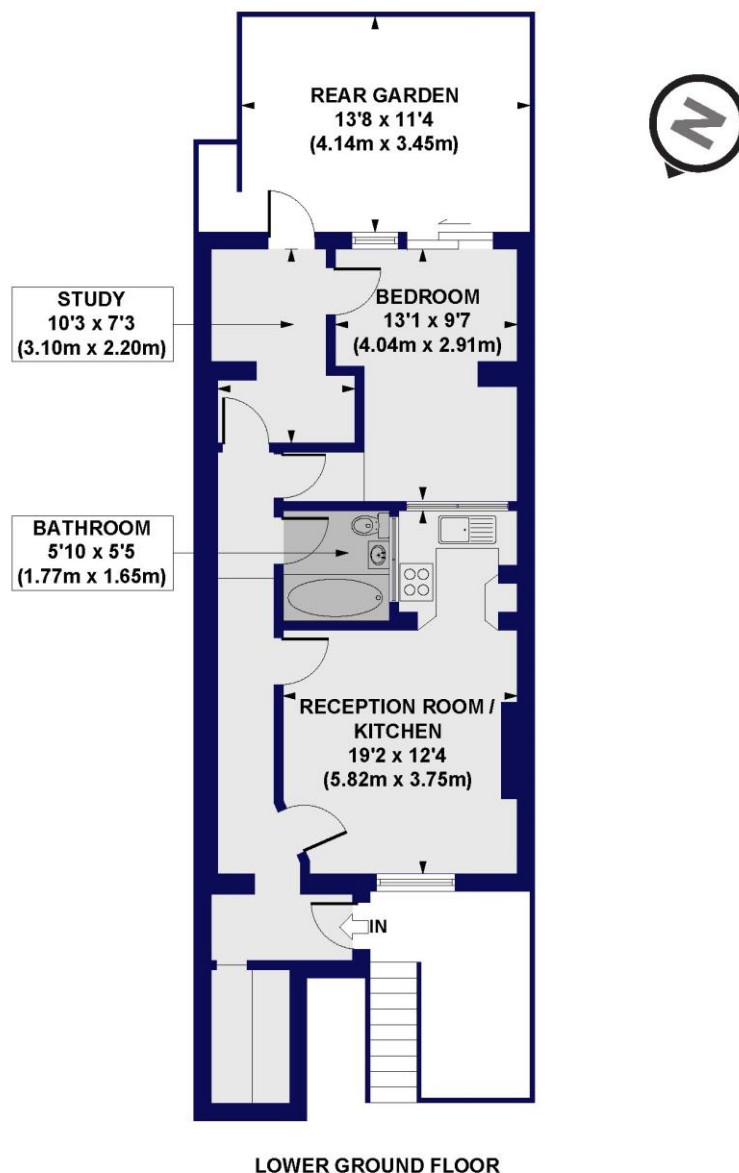
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Offord Road, N1
Approx. Gross Internal Floor Area 593 sq. ft / 55.06 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.



<https://www.winkworth.co.uk/sale/property/ISL250441>

Tenure: Leasehold

Term: 150 year awarded upon completion (subject to negotiations)

Service Charge: AD HOC

Ground Rent: TBC

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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