



ST. PAULS ROAD, LONDON, N1
OFFERS IN EXCESS OF £900,000 SHARE OF FREEHOLD

A 978 SQ. FT. TWO BEDROOM MAISONETTE WITH PRIVATE GARDEN 0.5 MILES FROM HIGHBUY & ISLINGTON STATION

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

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DESCRIPTION:

This bright and well-presented two-bedroom, one bathroom maisonette is arranged over the bottom two floors of an attractive Victorian terraced house near Highbury & Islington station.

The property is accessed via the front garden on the lower ground floor. Upon entering, there is a under the stairs storage cupboard on the right and a long hallway on the right leading to both the large double bedrooms. The North facing double bedroom benefits from a walk-in closet space. The modern family bathroom with bathtub is also located on this level. The raised ground floor boasts a large, open plan kitchen/ dining room facing the back garden and a bright South facing reception room. The large private garden is accessed via the utility room located at the rear. The property is sold chain-free and with a share of the freehold.

St Pauls Road is conveniently located just moments from the many bars, restaurants and boutiques of Upper Street and is just a short distance away from Highbury fields. Highbury and Islington station (Victoria Line) is the closest underground providing easy access to the West End and Kings Cross. International travel is offered from St Pancras, whilst over ground services are provided from Canonbury station to West, South and East London and the City. Numerous bus routes can also be found close by creating some of the strongest transport links in Islington.

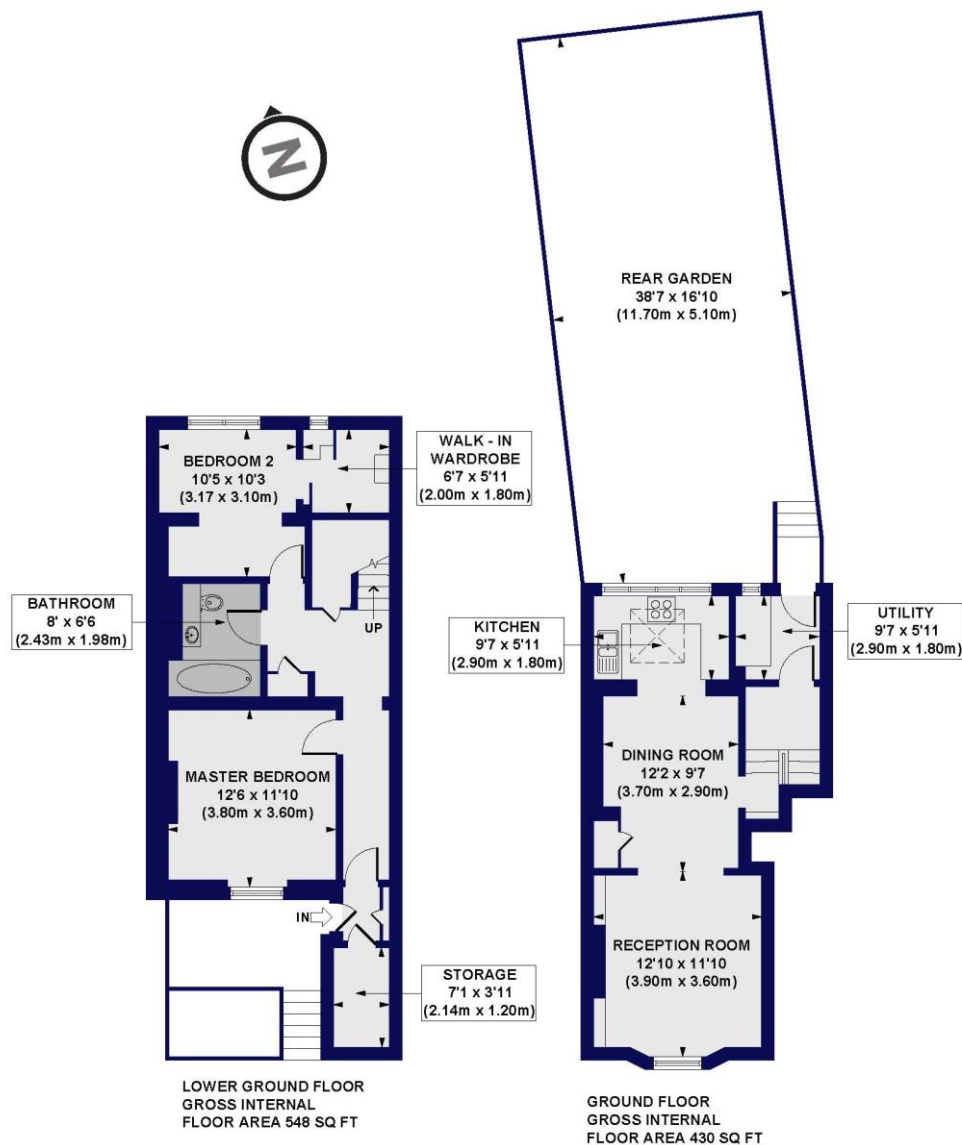
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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St. Pauls Road, N1
Approx. Gross Internal Floor Area 978 sq. ft / 90.91 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/ISL260309>

Tenure: Share of Freehold

Council Tax Band: E

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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