



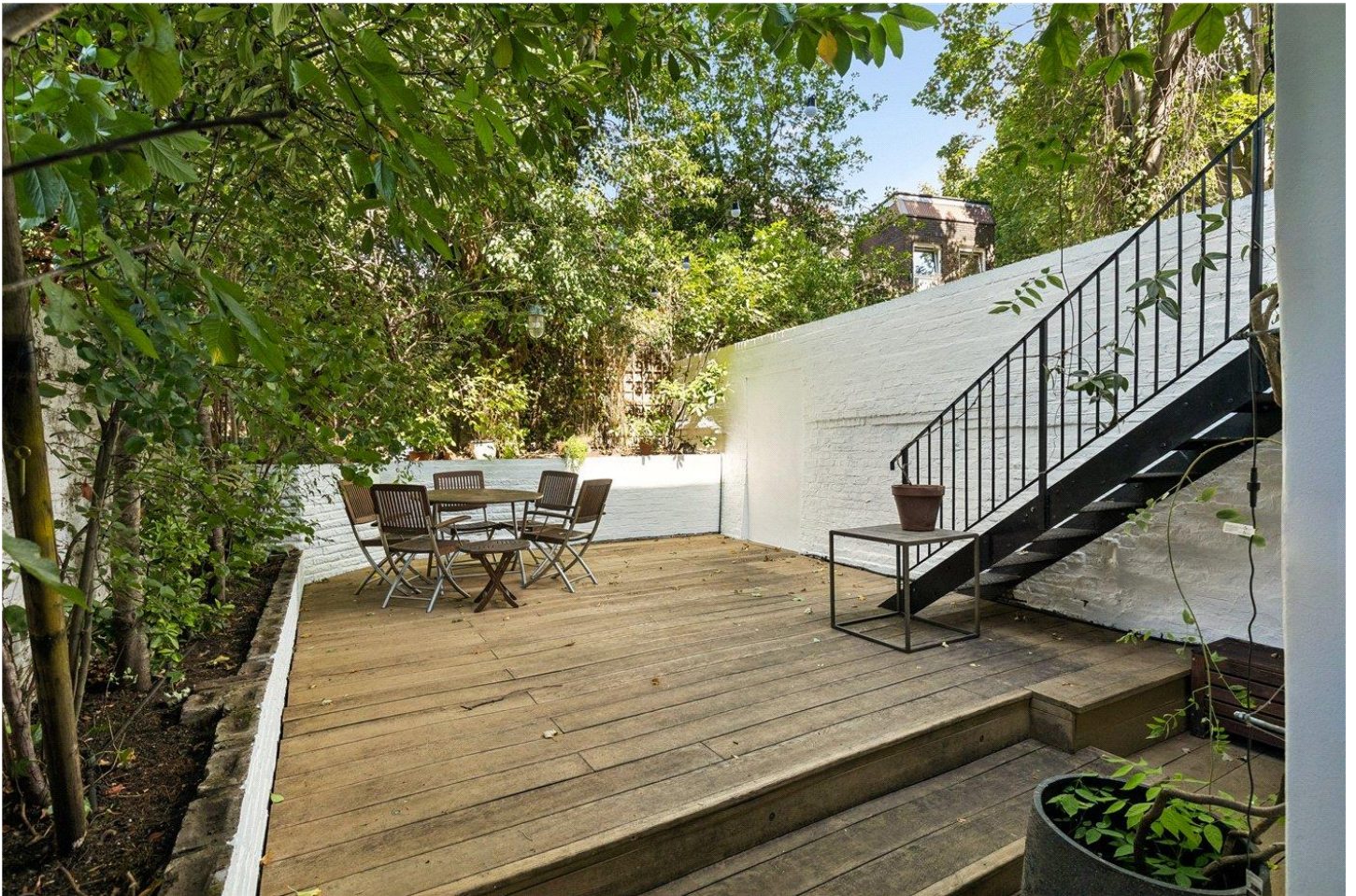
CITY ROAD, LONDON, EC1V
£1,250,000 SHARE OF FREEHOLD

A BRIGHT 1292 SQ. FT. SPLIT LEVEL FOUR BEDROOM APARTMENT WITH PRIVATE GARDEN

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

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DESCRIPTION:

Set back from the City Road is this bright, spacious, and charming split-level Grade 2 listed period conversion that boasts beautiful wooden floors, high ceilings, marble fireplace, curved windows, and a private back garden only 0.2 miles to Angel Station and 0.2 miles to the Regents Canal.

Standing at 1292 sq. ft. approx. the property is accessed via a shared front door on the raised ground floor that leads to a wide communal hallway. Upon entering, you are greeted onto a bright and beautifully decorated open plan living room/ kitchen/ dining area which retains its period features. At the back, is a good size double bedroom that opens onto a balcony overlooking the back garden. The floor at garden level hosts further three bedrooms with an en-suite bedroom located towards the front with plenty of storage, a modern three-piece family bathroom with bathtub in the middle, and the two bedrooms facing the back garden. The property is complete with a peaceful private garden and two large storage rooms accessed via the en-suite bedroom.

Set back from City Road, this well-placed garden apartment is in a prime location and very well connected for The City, London's West End and Kings Cross St Pancras and the Eurostar, while the plethora of bars and restaurants along Islington's Upper Street are moments from your door. The nearest station is Angel (Northern Line) at 0.2 miles distance. The area is well served by an array of stylish shops, bars, restaurants and amenities, including those of fashionable Upper Street, as well as the attractive open spaces of Rosemary Gardens, also boasting tennis courts, and lovely Shoreditch Park. The Regents Canal, City Basin and Wenlock Basin offer a delightful variety of waterside restaurants and cafes, including the Narrow Boat Pub.

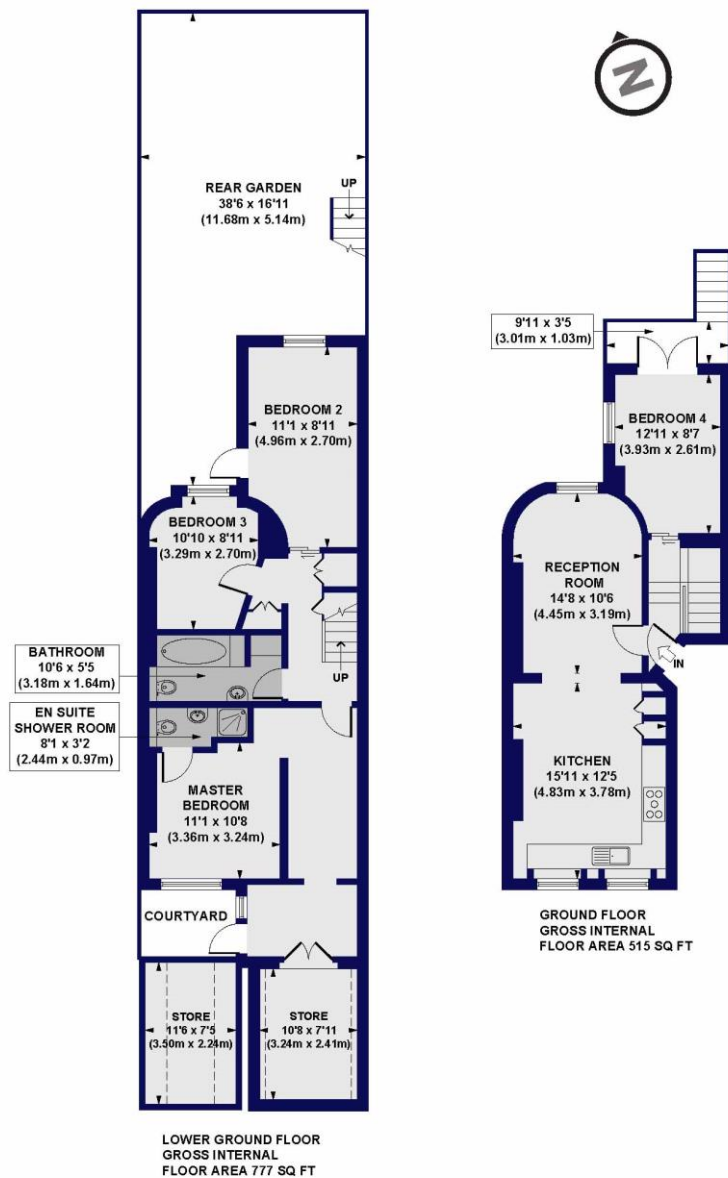
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Approx. Gross Internal Floor Area 1292 sq. ft / 120.04 sq. m
(Excluding Store)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL260401>

Tenure: Share of Freehold

Term: 957 year and 11 months (Subject to change)

Service Charge: Adhoc

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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