





NORTHCHURCH ROAD, LONDON, N1

£1,450,000 SHARE OF FREEHOLD

A FOUR BEDROOM, TWO BATHROOM PERIOD CONVERSION IN DESIRABLE DE BEAUVOIR AREA OF ISLINGTON, N1

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

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DESCRIPTION:

Located in the East Canonbury Conversation Area, this 1507 sq. ft. home is set across the lower two floors of an impressive terraced flat fronted Victorian home and complete with a South facing private garden.

The property boasts well-proportioned rooms and offers great potential to be a family home or a rental investment. On entering the property through your own front door on the lower ground level you are greeted with the double bedroom, living room, kitchen, and conservatory on this level. The private South-facing Garden is accessed via the conservatory, which could also be utilized as a dedicated office space. The other double bedroom is located on the raised ground level, with further two single bedrooms facing the treelined street. All rooms are flooded with natural light though large sash windows and benefit from heigh ceilings. The two bathrooms, one with bathtub, are located on the landing area. The property is completed with a share of freehold.

Nestled between Essex Road and De Beauvoir, Northchurch Road is a quiet tree-lined street that offers an array of local eateries and bars including the De Beauvoir Deli, The Talbot and Scolt Head all within easy reach. The boutique shops and restaurants of Upper Street are close by, whilst some fantastic transport links are also available. Highbury and Islington is 0.9 miles away and offers the closest underground service on the Victoria line and overground services to Moorgate. The East London line is serviced from Essex Road station and Canonbury whilst Angel station is 1 mile away and offers the Northern line. Many bus routes can be found on Essex Road for access to Angel or on Southgate Road for effortless transport to Central London, Shoreditch, Hoxton or the City.

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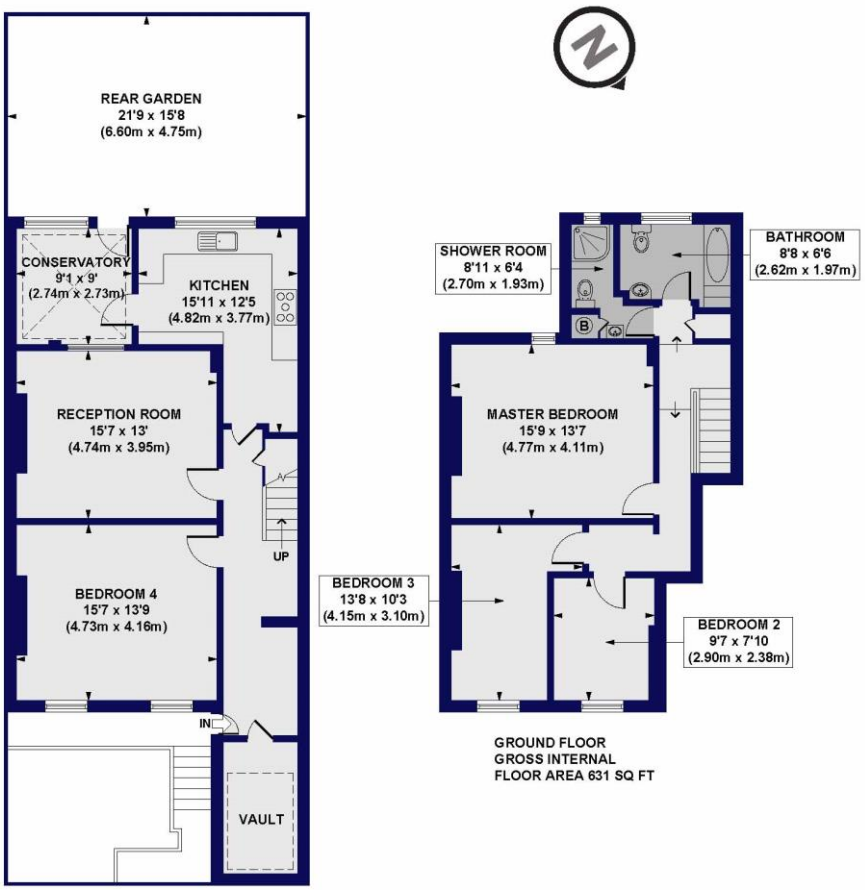




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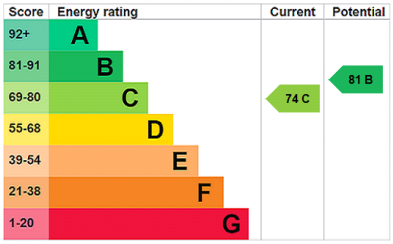
Northchurch Road, N1

Approx. Gross Internal Floor Area 1507 sq. ft / 140.00 sq. m (Including Vault)
Approx. Gross Internal Floor Area 1445 sq. ft / 134.24 sq. m (Excluding Vault)



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.

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/HIH250290

Tenure: Share of Freehold

Term: 119 year and 9 months (Subject to change)

Council Tax Band: B

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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