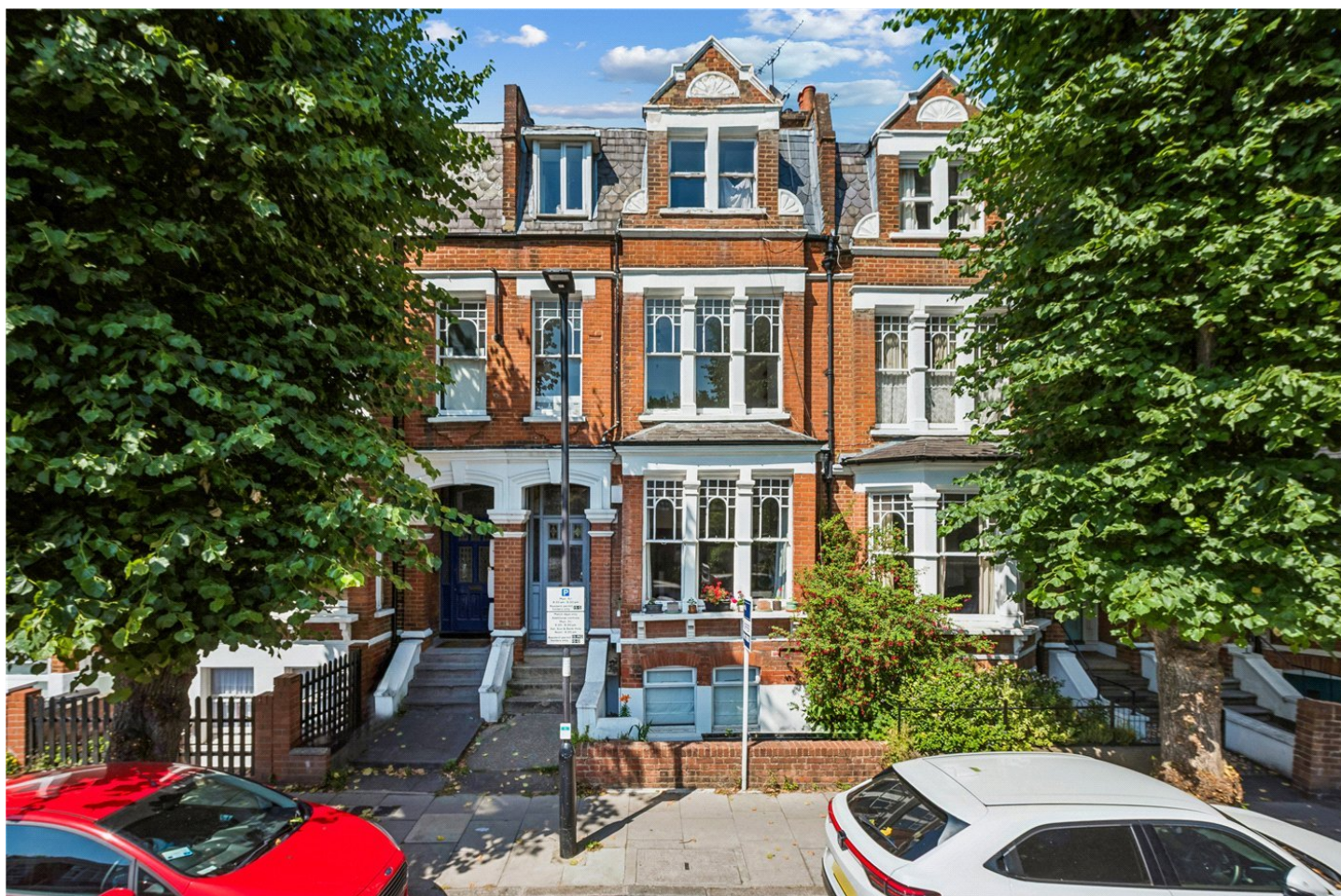




NORTHOLME ROAD, LONDON, N5
£995,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED, TWO BEDROOM, PERIOD CONVERSION WITH PRIVATE GARDEN

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

Winkworth

winkworth.co.uk



DESCRIPTION:

We are delighted to present to the market, this stunning period home that is set on one of Highbury's most desirable tree-lined residential streets. This charming two-bedroom maisonette occupies the ground and lower ground floors of an attractive Victorian period property on Northolme Road, N5.

Offering generous proportions throughout and arranged over two levels, the property combines period character with excellent potential and benefits from sole use of a beautiful and private rear garden – a rare and highly sought-after feature in this prime Highbury location.

The accommodation includes a bright and welcoming reception room which benefits from a beautiful box bay window allowing an abundance of light fill it and separate fitted kitchen. Beyond this, there are two well-proportioned bedrooms, and separate bathroom arranged across the ground and lower ground floors. Off the kitchen, there is an area that is currently used as an art studio which leads you to a bright conservatory with direct access to the rear garden. The original period features contribute to the home's unique character and appeal.

A description of this property would not be complete with a mention of the impressive mature garden, which creates a peaceful green retreat ideal for entertaining, gardening, or simply relaxing away from the bustle of city life.

Further benefits include a share of the freehold, adding long-term security and appeal for owner-occupiers and investors alike.

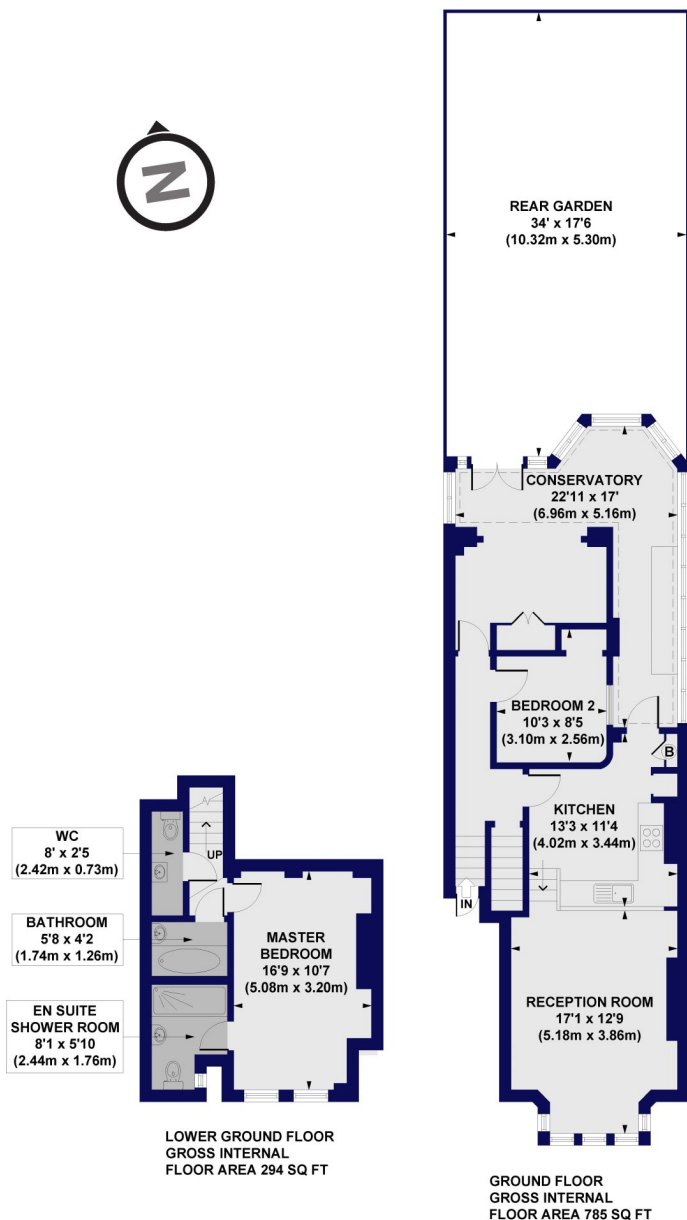
Northolme Road is perfectly positioned for the amenities of Highbury and Upper Street, with an excellent selection of independent cafés, restaurants, shops, and green open spaces nearby including Highbury Fields and Clissold Park. There are plenty of bus routes nearby and Highbury & Islington Station, Arsenal Station, Drayton Park as well as Finsbury Park Station are all within easy reach, providing superb transport connections across London.

Winkworth



Winkworth

Northholme Road, N5
Approx. Gross Internal Floor Area 1079 sq. ft / 100.22 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.

Winkworth

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/HH250171>

Tenure: Share of Freehold

Term: 162 year and 9 months (Subject to change)

Service Charge: £1100 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

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.

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

Winkworth

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.