



NEW NORTH ROAD, LONDON, N1
OFFERS IN EXCESS OF £675,000 SHARE OF FREEHOLD

A CHARMING TWO BEDROOM MAISONETTE IDEALLY LOCATED IN ISLINGTON AND SET MOMENTS FROM SHOREDITCH PARK

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DESCRIPTION:

A beautifully presented and naturally bright two double bedroom split-level apartment, set within an attractive period conversion on the sought-after New North Road. The property sits on Regent's Canal and within walking distance of the amenities of Islington, Shoreditch and Hoxton.

Arranged over the upper floors, the property offers well-balanced accommodation extending to approximately 766 sq ft. The spacious reception room is flooded with natural light from large sash windows and provides an excellent space for both relaxing and entertaining. To the rear, the contemporary kitchen is fitted with a range of sleek wall and base units, integrated appliances and ample worktop space.

Both bedrooms are generous doubles, with the principal bedroom enjoying excellent proportions and attractive views. The stylish family bathroom has been finished to a high standard, featuring a contemporary suite with a separate bath and walk-in shower.

The property further benefits from excellent built-in storage, a welcoming entrance hall and a neutral décor throughout, allowing any purchaser to move straight in.

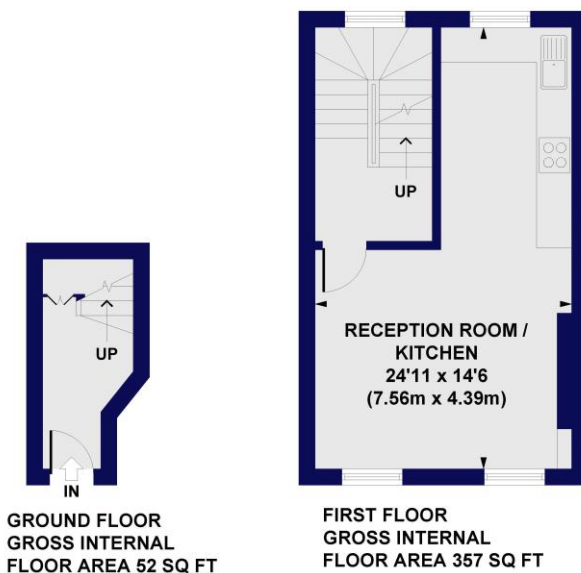
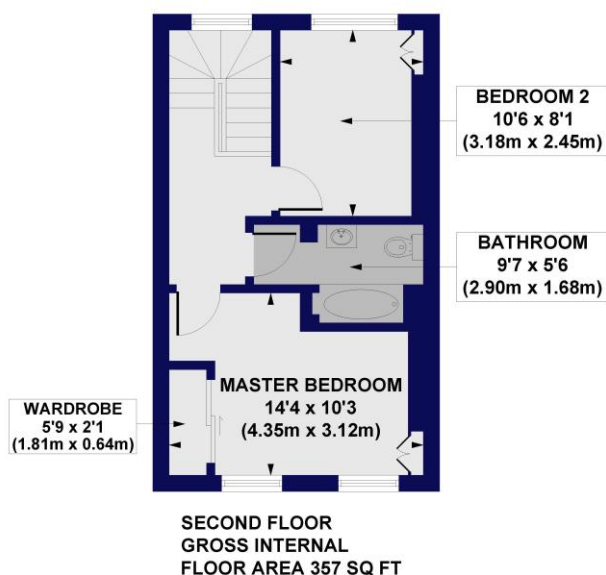
Perfectly positioned, New North Road provides easy access to the vibrant restaurants, cafés and independent shops of Upper Street, Shoreditch and Hoxton, while the picturesque Regent's Canal and Shoreditch Park are just a short stroll away.

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New North Road, N1
Approx. Gross Internal Floor Area 766 sq. ft / 71.16 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.

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/HH260211>

Tenure: Share of Freehold
Term: 972 year and 11 months (Subject to change)
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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