



9A, BENWELL ROAD, LONDON, N7
£490,000 LEASEHOLD

**A BRIGHT, THREE DOUBLE BEDROOM
MODERN APARTMENT SET MOMENTS FROM
VICTORIA & PICADILLY LINES IN N7**

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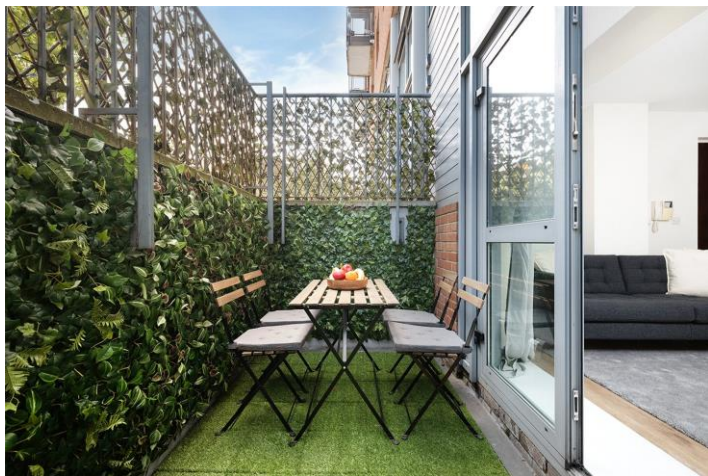
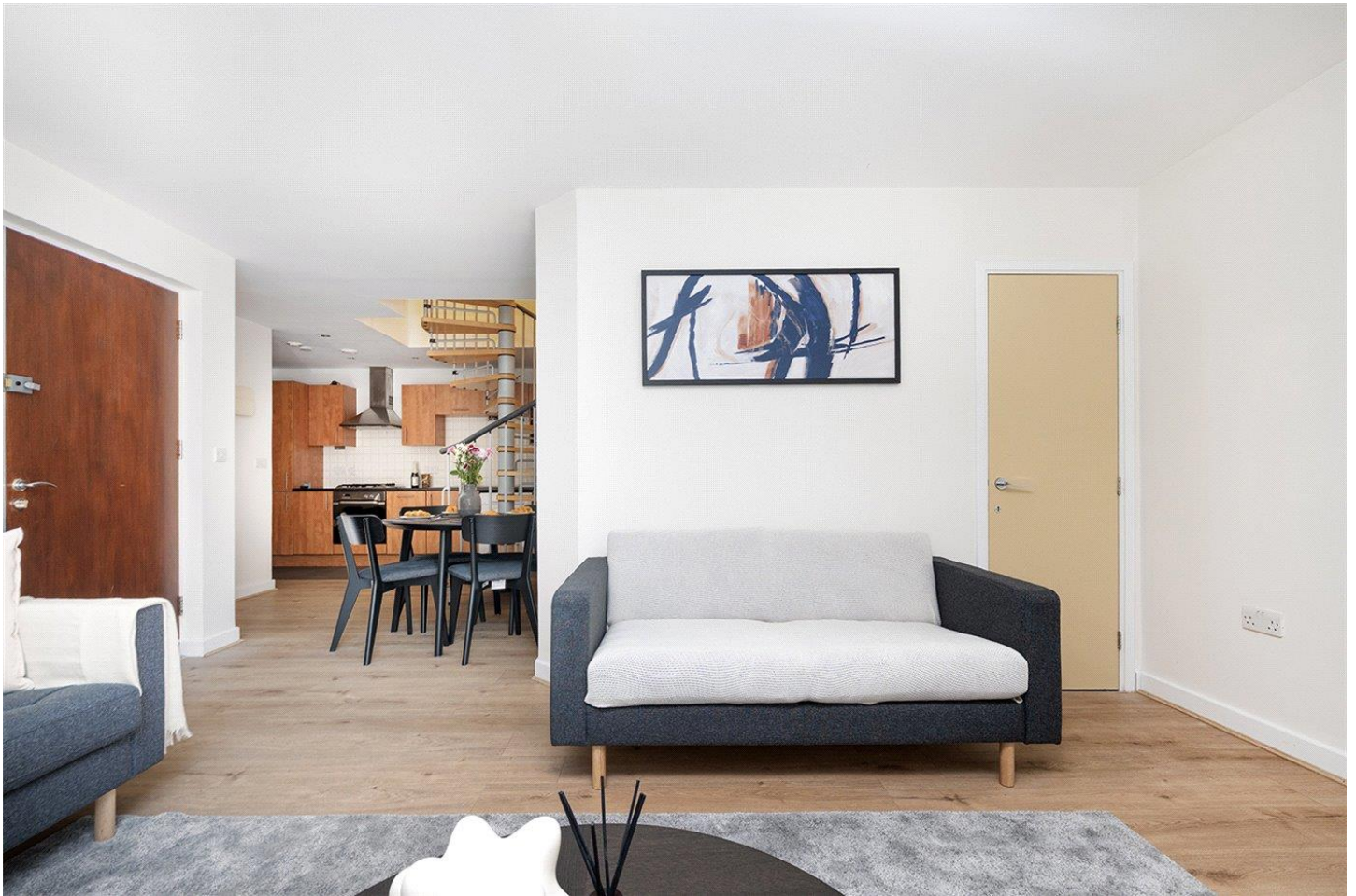
DESCRIPTION:

We are proud to present this wonderfully bright and spacious; three double bedroom apartment set across the ground and first floor of this ideally located and well-maintained development on Benwell Road, N7. At over 800 sqft, the property benefits from large proportions throughout. Upon entering you are greeted by an amazing open plan living room/kitchen with large balcony doors allowing ample light throughout and creating the perfect entertaining space. All bedrooms are generous in proportions, and each benefit from large windows and plenty of space for storage.

The internal accommodation is completed with a well-designed and contemporary family bathroom. A description of this property would not be complete without the inclusion of the magnificent patio which is accessed off the living room and offers any discerning purchaser the perfect space to enjoy those long summer evenings. Benwell Road is set close to the green spaces of Highbury Fields as well as local shopping at the prestigious Highbury Barn and nearby Upper Street. The property is moments away from highly renowned local amenities, including Provisions Wine & Cheese Bar, Le P       Mignon, Godfreys butchers, Highbury Fishmongers and La Fromagerie Deli all of which are hugely popular with locals as well as drawing those from further afield.

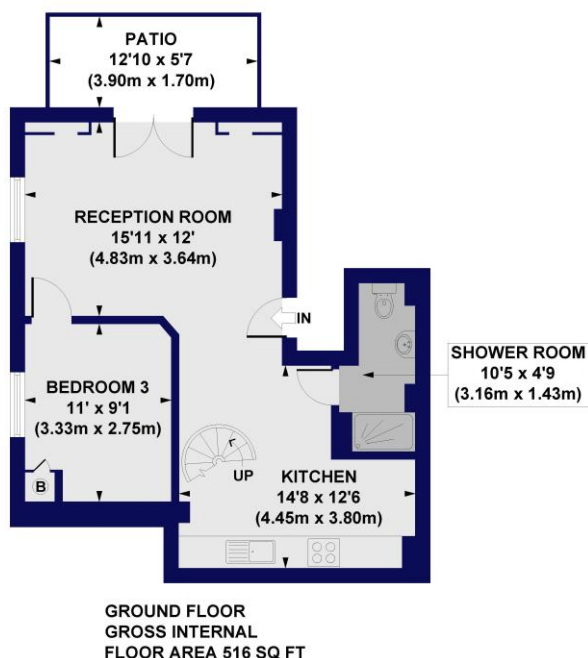
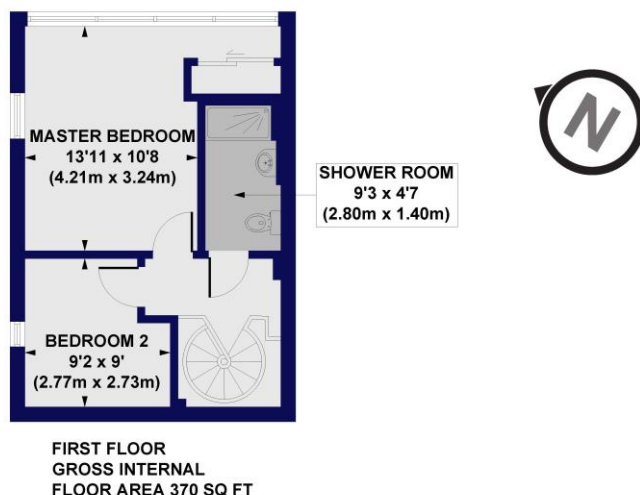
This location offers unrivalled transport links with Highbury & Islington station (10-minute walk, Victoria, Mildmay & Windrush lines), Holloway Road (8-minute walk, Piccadilly line) and Drayton Park Station (4-minute walk, taking you directly to Moorgate). There are also bus routes taking you into the West End and the City.

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Benwell Road, N7
Approx. Gross Internal Floor Area 886 sq. ft / 82.32 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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HI260027>

Tenure: Leasehold
Term: 102 year and 9 months (Subject to change)
Service Charge: £3900 per annum (approx.)
Ground Rent: £ 200 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.

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