



30B, BENWELL ROAD, LONDON, N7  
**£875,000 LEASEHOLD**

**A BRIGHT, TWO DOUBLE BEDROOM PERIOD  
 CONVERSION SET MOMENTS FROM THE  
 TUBE IN N7.**

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

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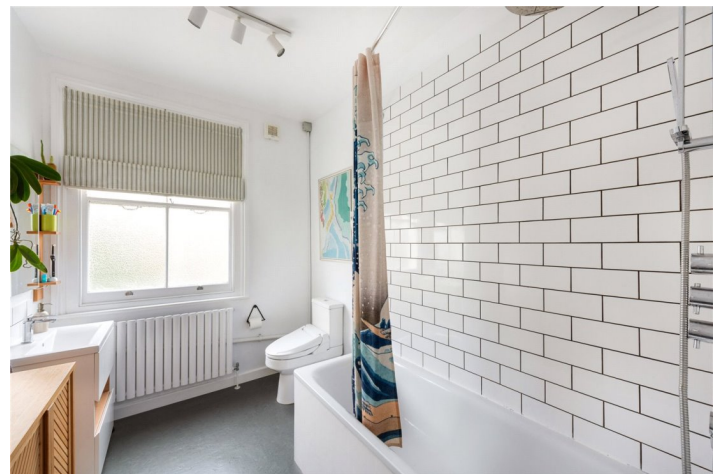
## DESCRIPTION:

A stunning, two double bedroom period conversion set across the top two floors of this handsome Victorian building in N7. Standing over 1,000 sqft, the property offers wonderfully bright rooms throughout. Accommodation comprises of a spacious reception room at the front of the building spanning the full width of the house, while a sizeable eat-in style kitchen is positioned directly behind. Found directly off the half landing is a private garden, perfect for hosting. Both bedrooms occupy the top of the house and easily fit double beds, while the property is completed with a modern family sized bathroom.

Benwell Road is set close to the green spaces of Highbury Fields as well as local shopping at the prestigious Highbury Barn. The property is seconds away from highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield.

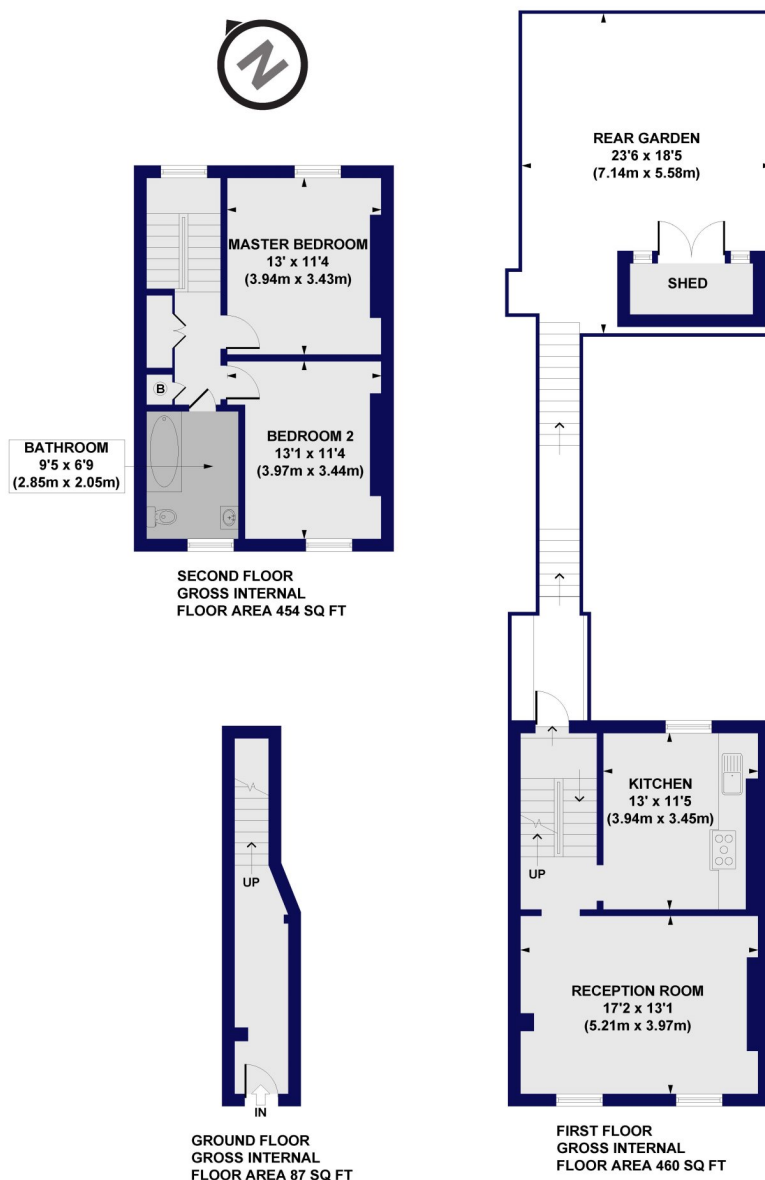
The property offers amazing transport links with Highbury & Islington station (Victoria and East London lines) within a short distance, as is both Arsenal underground (Piccadilly line) and Drayton Park taking you directly to Moorgate. There are also a number of strong bus routes taking you into the West End and the City.

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**Benwell Road, N7**  
**Approx. Gross Internal Floor Area 1001 sq. ft / 93.03 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             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



<https://www.winkworth.co.uk/sale/property/HH250236>

**Tenure:** Leasehold

**Term:** 99 year and 9 months

**Service Charge:** £1270 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**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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