



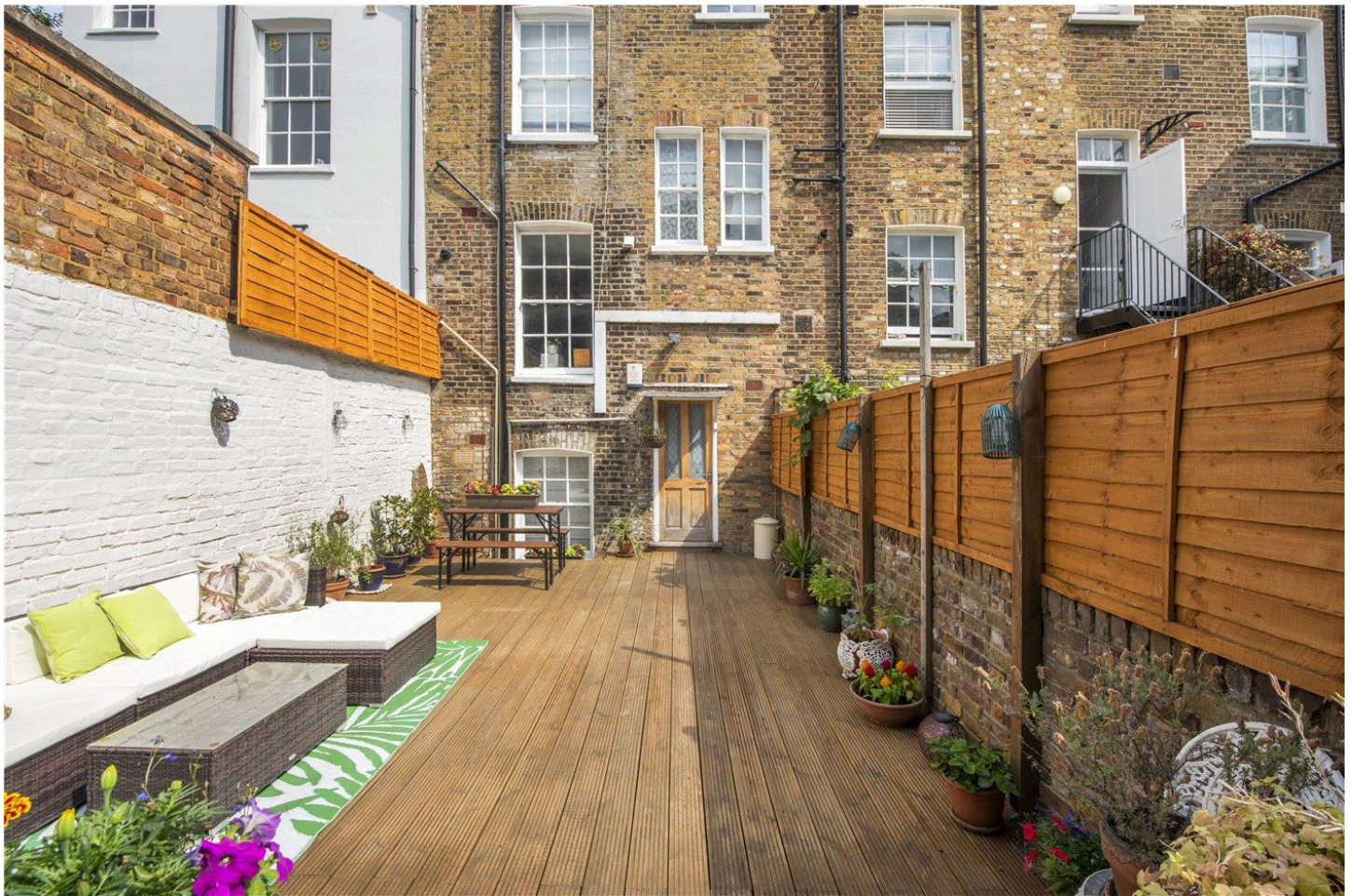
261A, NEW NORTH ROAD, LONDON, N1  
OFFERS IN EXCESS OF **£775,000** LEASEHOLD

## A FULLY RENOVATED, STUNNING TWO BEDROOM SPLIT LEVEL PERIOD APARTMENT WITH LARGE SOUTH FACING PRIVATE GARDEN

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#### DESCRIPTION:

This stunning, fully redecorated and refurbished split level apartment is in 'turnkey' condition. It offers two bedrooms, one bathroom, an open plan kitchen / living / dining room and 42 sq. mtrs. (approx.) South facing garden / terrace, set over the lower two floors of a pretty Georgian terraced conversion. The property is offered chain free.

Positioned at the edge of Arlington Conservation Area and backing onto sought after Arlington Square, the property is accessed through the raised ground floor. At the front of the property there is a useful shared patio space which could be used for bike storage. Upon entering you are greeted onto a landing space that welcomes you into a bright living / dining room with high ceilings, flooded with natural light through its large original sash windows that have secondary glazing on the North side and fully fitted kitchen with recently installed washing machine, oven and dishwasher on the South side with views of the peaceful, private back garden / terrace. The spacious and welcoming living area on this floor (which includes space for dining) is complete with recently fitted solid oak wood flooring and exposed brick style tiles in the kitchen, and a large storage cupboard above the entrance. The fully decked terrace / garden (with decking that has been recently replaced) is accessed directly from the landing. The large, beautiful garden is a hidden gem. It is quiet, secluded and sunny and is a great area for BBQs and entertaining, with space for a hot tub. There is a newly installed large shed for extra storage. The hallway leading down to the garden and the lower ground floor has recently refurbished, stylish stairs and high ceilings and is a lovely space in itself. The property has recently been fully tanked and damp proofed with an insurance backed guarantee. The lower ground floor hosts two equal sized double bedrooms with new carpets (and secondary glazing on the North side), a new modern three-piece bathroom with brass fixtures and radiator, a rainfall shower, stunning rustic style tiles and engineered wood flooring, and a large understairs storage cupboard. New antique style brass radiators have been fitted throughout.

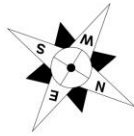
New North Road is a fantastic location, perfectly situated for easy access to the City, Shoreditch, charming De Beauvoir Town and vibrant and bustling Upper Street with some fantastic pubs and restaurants, Pophams Bakery and excellent transport links available nearby, whilst also being situated in a peaceful and tranquil location in a lovely part of Islington. The accommodation is well located for easy access to Regents Canal, which is 150 yards from the property, Shoreditch Park is 0.1 miles away, Old Street Station is 0.8 miles away, Angel station is 0.9 miles away and Highbury and Islington 0.9 miles away. There are also a number of bus routes close by providing easy access to the City. The nearby grocery stores include a corner shop, Tesco and Co-op, as well as Aldi, M&S, Waitrose and Sainsburys across Old Street, Angel and Highbury and Islington. The nearby residents parking (adjacent to the property) comes with electric charging points.

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**Total Internal Area 62.91 sq m or 677 sqft**  
**Shed Area 4.10 sq m or 44 sqft**  
**Total Internal Area (Including Shed) 67.01 sq m or 721 sqft**  
**Total Area (Including Rear Garden) 104.21 sq m or 1119 sqft**

FOR ILLUSTRATION PURPOSES ONLY  
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE  
 IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING, PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES,  
 ENQUIRIES, AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
 ANY AREAS MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A  
 PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250485>

**Tenure:** Leasehold

**Term:** 107 year and 8 months (Subject to change)

**Service Charge:** £1332.48 per annum (approx.)

**Ground Rent:** £ 150 Annually (Subject to review)

**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.