



NORTHCHURCH ROAD, LONDON, N1
£1,500,000 SHARE OF FREEHOLD

A FOUR BEDROOM, TWO BATHROOM PERIOD CONVERSION IN DESIRABLE DE BEAUVOIR AREA OF ISLINGTON, N1

Islington | 0207 354 2480 | islington@winkworth.co.uk

Winkworth



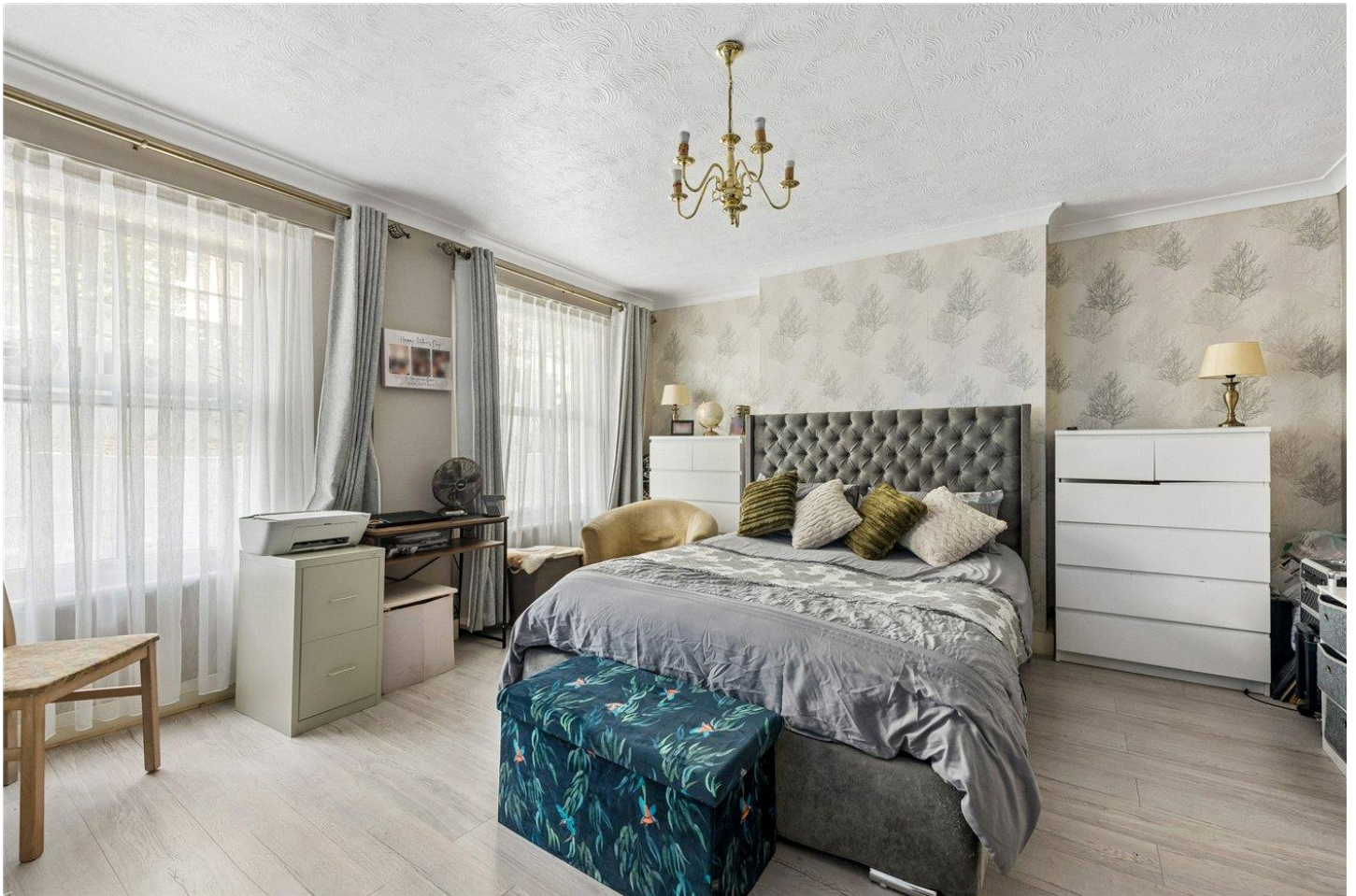
DESCRIPTION:

Located in the East Canonbury Conversation Area, this 1507 sq. ft. home is set across the lower two floors of an impressive terraced flat fronted Victorian home and complete with a South facing private garden.

The property boasts well-proportioned rooms and offers great potential to be a family home or a rental investment. On entering the property through your own front door on the lower ground level you are greeted with the double bedroom, living room, kitchen, and conservatory on this level. The private South-facing Garden is accessed via the conservatory, which could also be utilized as a dedicated office space. The other double bedroom is located on the raised ground level, with further two single bedrooms facing the treelined street. All rooms are flooded with natural light through large sash windows and benefit from high ceilings. The two bathrooms, one with bathtub, are located on the landing area. The property is completed with a share of freehold.

Nestled between Essex Road and De Beauvoir, Northchurch Road is a quiet tree-lined street that offers an array of local eateries and bars including the De Beauvoir Deli, The Talbot and Scolt Head all within easy reach. The boutique shops and restaurants of Upper Street are close by, whilst some fantastic transport links are also available. Highbury and Islington is 0.9 miles away and offers the closest underground service on the Victoria line and overground services to Moorgate. The East London line is serviced from Essex Road station and Canonbury whilst Angel station is 1 mile away and offers the Northern line. Many bus routes can be found on Essex Road for access to Angel or on Southgate Road for effortless transport to Central London, Shoreditch, Hoxton or the City.

Winkworth

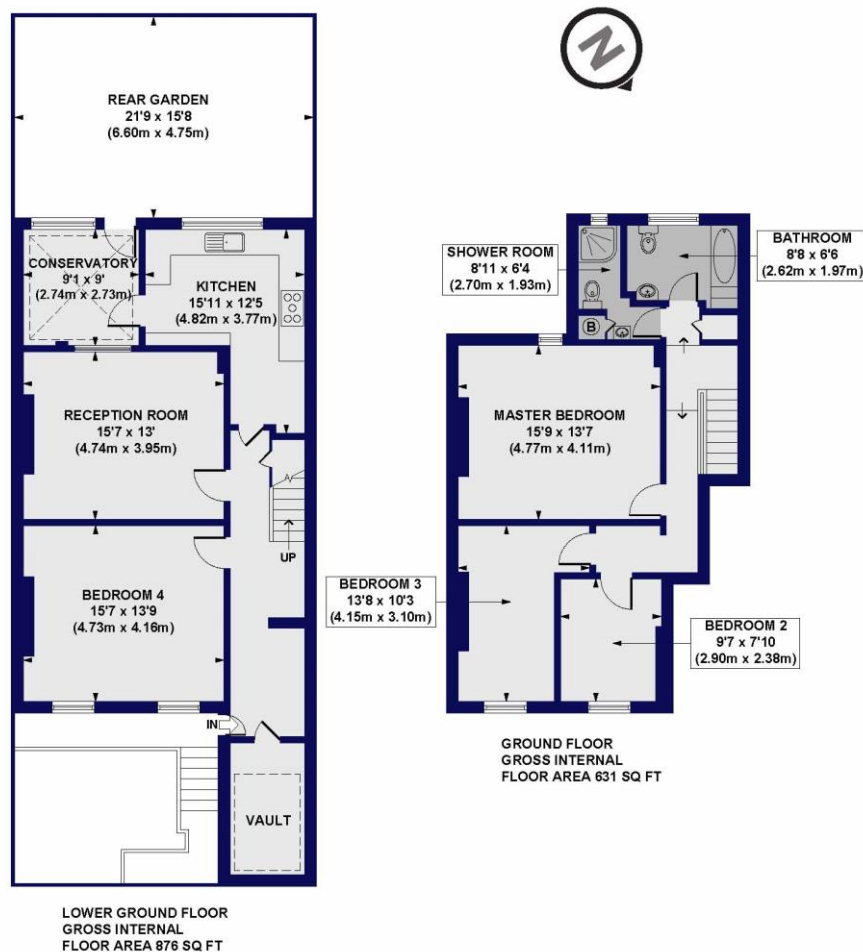


Winkworth

Northchurch Road, N1

Approx. Gross Internal Floor Area 1507 sq. ft / 140.00 sq. m (Including Vault)

Approx. Gross Internal Floor Area 1445 sq. ft / 134.24 sq. m (Excluding Vault)



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/HIH250290>

Tenure: Share of Freehold

Council Tax Band: B

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.

Islington | 0207 354 2480 | islington@winkworth.co.uk

Winkworth

[winkworth.co.uk](https://www.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.