

**EBURNE ROAD N7
OFFERS IN EXCESS OF
£1,300,000 FREEHOLD**

A well-proportioned four bedroom house, arranged over four floors of a period property, featuring three reception spaces, one of which serves as a reception area adjoining the kitchen, situated in a street in the N7 area.





Eburne Road is located off Windsor Road and runs parallel with Holloway Road, nearest tube stations being Holloway Road tube station (Piccadilly line) & Finsbury Park (Piccadilly & Victoria lines) – (including Finsbury Park overground station with lines into Moorgate & Kings Cross), and close to good local bus services, shops, cafes and Grafton primary school. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The house, which has two front entrances on the raised and lower ground floors, comprises a kitchen/breakfast room with stripped window shutters to the front of the house, kitchen has a door to an area with an entrance to the front of the property. The kitchen also connects to a third reception area/room with fold back doors to the rear garden. Stairs then lead up to a half-landing where there is a wet room, with stairs then leading up to the raised ground floor. On this level there is the house's main entrance along with two connecting reception rooms, with the one to the rear having access to a study/utility area. Stairs then lead up to a half-landing where there is a bathroom, with stairs then going up to the first floor. On this floor there are three bedrooms. Stairs then lead up to the top floor where there is a further bedroom which has an en-suite bathroom which has a bath and a separate shower cubicle.

Parking:	We have been advised by the owners - on street
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, Hyperoptic, Virgin Media.
Construction Type:	We have been advised by the owners - brick
Heating:	Gas central heating

Council Tax: London Borough of Islington - Council Tax Band: F (£2,905.97 for 2025/26)














Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Eburne Road, N7 6AU

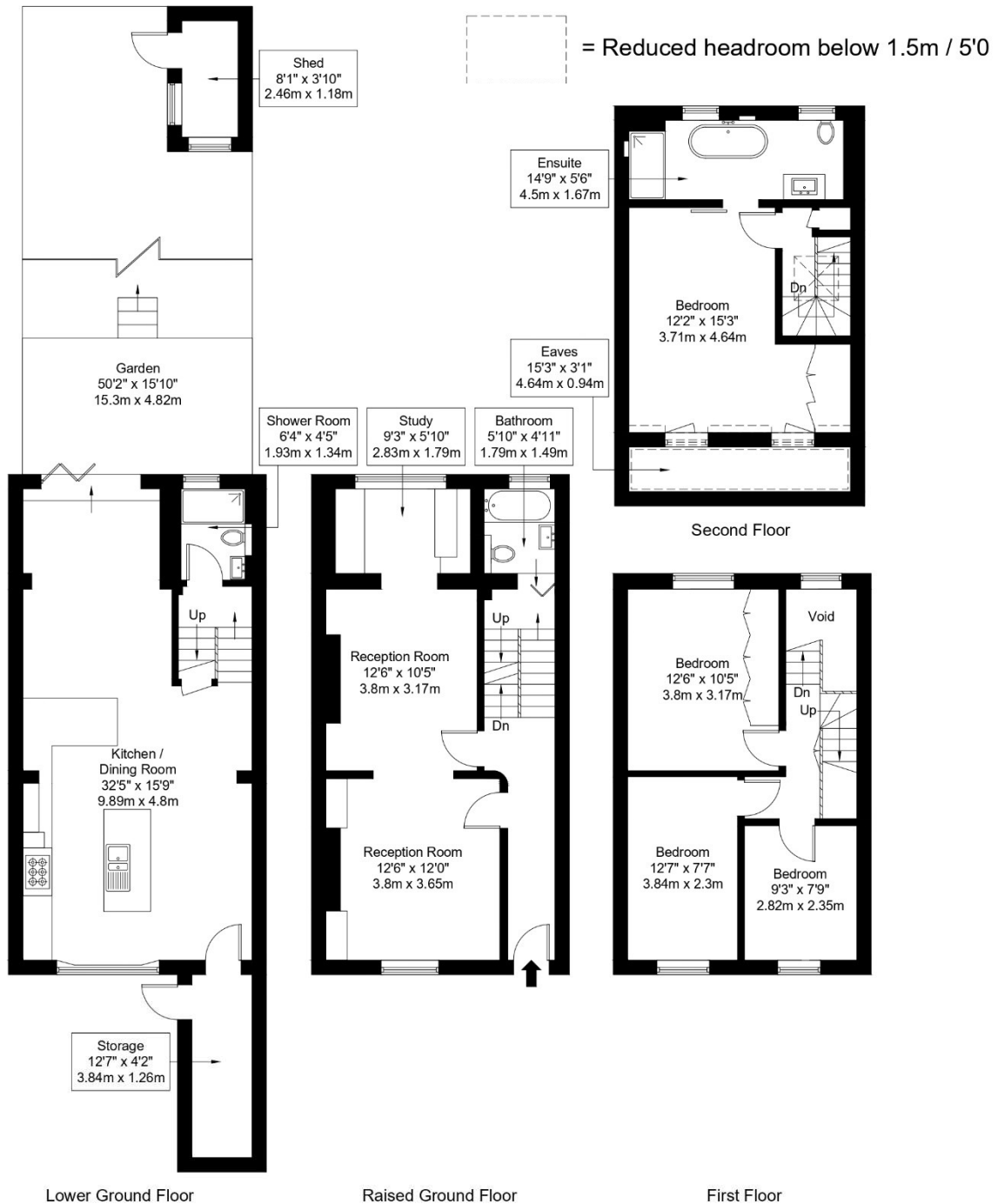
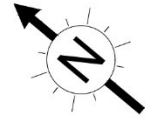
Approx Gross Internal Area = 167.6 sq m / 1804 sq ft

Restricted head height / Eaves = 4.8 sq m / 52 sq ft

Garden = 68.3 sq m / 735 sq ft

Shed = 2.9 sq m / 31 sq ft

Total = 243.6 sq m / 2622 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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