



DOWNHAM ROAD, ISLINGTON, LONDON, N1  
**£1,000,000 LEASEHOLD**

## AN ARCHITECT DESIGNED TWO BEDROOM GARDEN MAISONETTE ON DOWNHAM ROAD

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## DESCRIPTION:

A truly outstanding two bedroom garden maisonette which has been beautifully designed and meticulously renovated to the highest of standards.

The property is accessed via private entrance and immediately provides the most welcoming open plan living space. The lower floor has been completely opened up to create a wonderfully social entertaining area whilst still benefitting from distinctive zones. A warm living room is located to the front of the property whilst a custom kitchen with stone worktops dominates the central area. A light workspace is located to the rear and overlooks a private garden through stunning Crittal doors. Two generous double bedrooms are located on the upper floor with master benefitting from working period shutters, built in storage and contemporary ensuite shower room. A further family sized bathroom is located on the lower floor and the flat benefits from a huge amount of storage throughout. Whilst the property offers a vast amount of space and light throughout planning permission has also been granted for a further roof terrace to be accessed from the second bedroom should the potential purchaser wish to create it.

Downham road is a residential tree lined street located between Essex road and De Beauvoir. The frequent buses on Southgate Road provide direct access to the City and the numerous buses on Essex Road provide easy access to the West End. Moreover the over ground services from Haggerston and rail services from Essex Road give easy access to Canary Wharf and the City.

The thriving restaurants and shops on Southgate Road are just around the corner. Upper Street, with its famous boutique shops, restaurants and bars, and Shoreditch with its selection of galleries, independent retailers, bars and eateries, are also just a short distance away.

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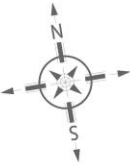




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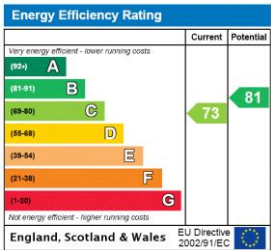
# Downham Road, N1

Approx. Gross Internal Floor Area 1105 sq. ft / 102.69 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 1066 sq. ft / 99.05 sq. m (Excluding Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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