



WESTBOURNE ROAD, LONDON, N7
£750,000 SHARE OF FREEHOLD

A WONDERFUL THREE BEDROOM APARTMENT WITH A PRIVATE GARDEN

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

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DESCRIPTION:

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £750,000

Spanning 980sqft across the ground and lower ground floors is this spacious three bedroom garden flat in Islington. Accommodation consists of a semi open plan reception room and kitchen on the ground floor, both are flooded with natural light and benefit from wonderful high ceilings and sash windows. As you move downstairs you will find a w/c on the landing as well as access to a private landscaped garden. On the basement level is the generous master bedroom with inbuilt storage, two further double bedrooms and a family bathroom. The property further benefits from it's own front door, a share of the freehold and is being offered to the market chain free. The property is perfectly located on Westbourne Road and is perfectly set for the bars, restaurants and shops on Upper Street. The green spaces of St Mary Magdalene Garden and Highbury Fields are close by as are a fantastic selection of transport links. Highbury and Islington station provides the closest Underground and Overground links on the Victoria line whilst Caledonian road is serviced by the Piccadilly line. Drayton Park station is just moments away and provides a weekday service to Moorgate whilst various bus routes offer effortless links to Angel, the City and West End. Kings Cross is easily accessed as are international services from St Pancras.

Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

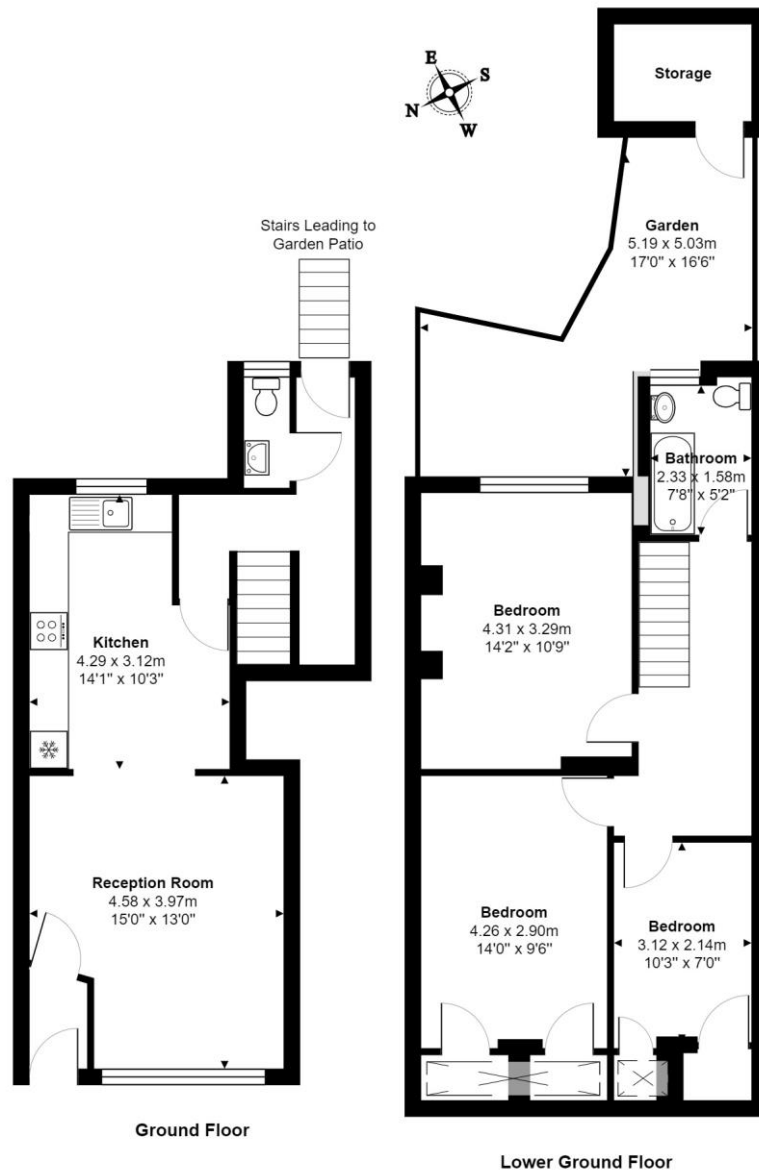
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

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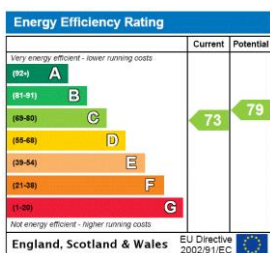


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Total Area 91.0 m² ... 980 ft² (excluding garden, storage)
 All measurements are approximate and for display purposes only

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/ISL220428>

Tenure: Share of Freehold

Term: 986 year and 1 months

Service Charge: £0 per annum

Ground Rent: £ 0 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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