



**FLAT C, WESTBOURNE ROAD, LONDON, N7**  
**£450,000 SHARE OF FREEHOLD**

## **STUNNING 1 BED, MOMENTS FROM ARUNDEL SQUARE WITH ACCESS TO A COMMUNAL TERRACE**

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

**Winkworth**



## DESCRIPTION:

This exceptional top-floor, one-bedroom flat is ideally situated near Arundel Square, close to Upper Street's vibrant scene. It's an ideal space for first-time buyers or those seeking convenience with its superb transport connections. The flat features a beautifully finished open-plan kitchen/living room at the front, ensuring plenty of natural light and space for entertaining. The bedroom, located to the rear is also flooded with light and benefits from ample storage as the whole space is neatly divided by a recently refurbished, stylish family bathroom. Residents have access to a communal terrace and is being offered to the market chain-free,

Located at the south end of Westbourne Road, the flat benefits from excellent transport links. It's a short distance from the boutique shops, restaurants, and bars on Upper Street. For travel, Highbury and Islington offer the nearest underground services on the Victoria line, along with overground options. Caledonian Road and Barnsbury Station are also nearby. Holloway Road station provides access to the Piccadilly line, and numerous bus routes make the City and West End easily accessible.

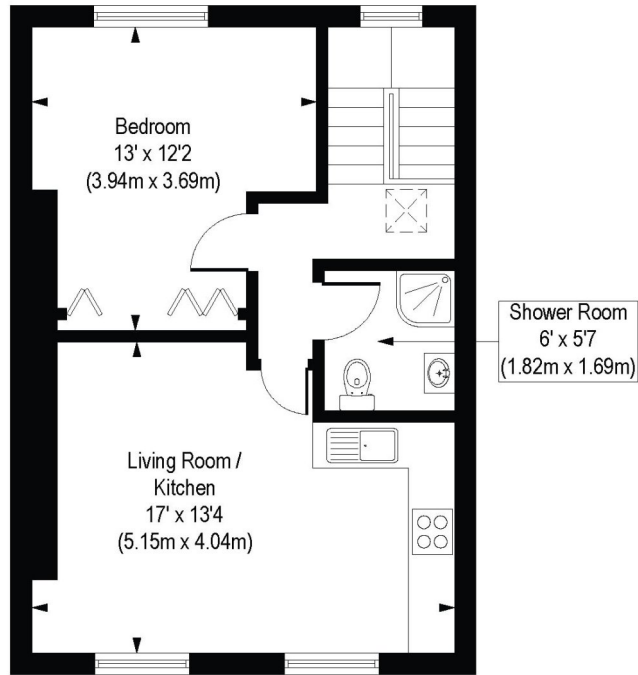
**Winkworth**



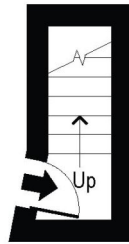
**Winkworth**

# Westbourne Road, N7

Approx. Gross Internal Floor Area 503 sq. ft / 46.70 sq. m



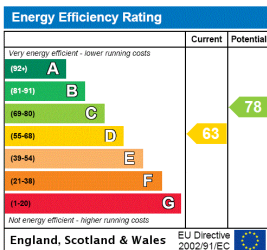
Third Floor  
Gross Internal  
Floor Area 480 sq ft



Second Floor  
Gross Internal  
Floor Area 23 sq ft

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.

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.



Highbury | 0207 989 7000 | highbury@winkworth.co.uk



winkworth.co.uk

See things differently

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.