



CITY ROAD, LONDON, EC1V
OFFERS IN EXCESS OF £650,000 SHARE OF FREEHOLD

A 763 SQ. FT. TWO BEDROOM MAISONETTE WITH SHARE OF FREEHOLD AND PRIVATE GARDEN/ PATIO

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DESCRIPTION:

A well-presented, split level, 763 sq.ft., two-bedroom, two-bathroom maisonette with two private courtyards only 0.4 miles from Angel station.

Forming part of a small boutique development built over an old pub around 2007, the property is located just off City Road with the entrance being on a cul de sac, Oakley Crescent. A private front door leads directly into the open plan lounge and kitchen with a three piece guest bathroom with a bathtub. On the lower level there are two well-proportioned bedrooms, both with direct access to their separate patio/gardens and the en-suite bedroom with a shower.

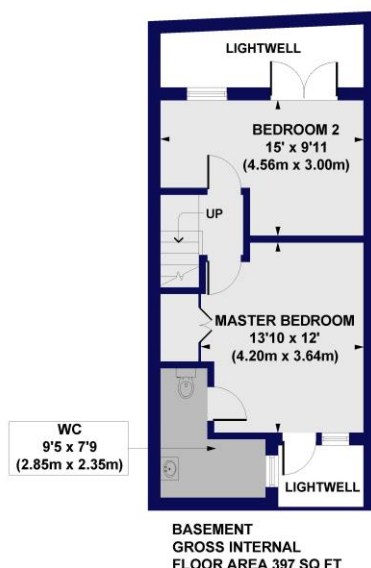
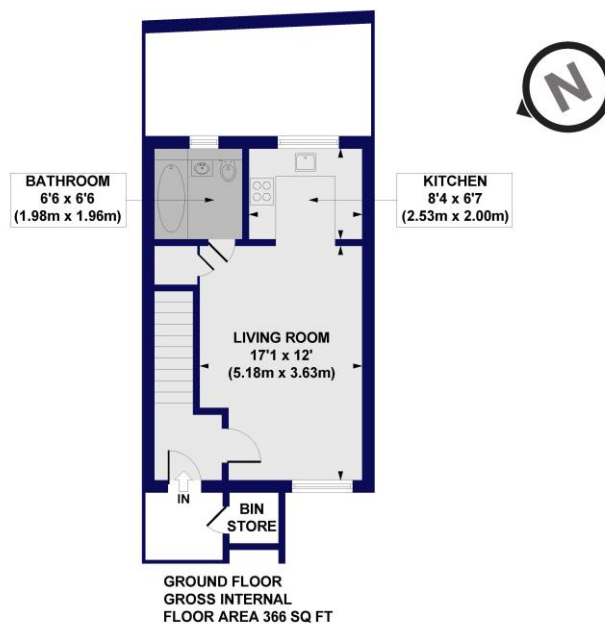
The property is located with easy access to a myriad of amenities, including the enchanting Regents Canal towpath, the tranquil Myddleton Square gardens, and the vibrant eateries and bars of Upper Street, Camden Passage, Exmouth Market, and Sadlers Wells Theatre. Moreover, the City and the West End are both within strolling distance. Public transport links are within reach, with Angel (Northern Line) 0.4 miles away, Old Street (Northern Line) 0.7 miles away, and Farringdon Station (London Underground Circle Line, Hammersmith & City Line, Metropolitan Line, and National Rail services) 1 mile away. Elisabeth Line (Barbican exit) is 0.8 miles with Kings Cross/St Pancras International just one stop from Angel, offering Eurostar connections to mainland Europe. The property also enjoys excellent bus connections, with the 43 to London Bridge, the 214 to Moorgate/Kings Cross/Hampstead, and the 205 to the City/Paddington/Euston.

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City Road, EC1V
Approx. Gross Internal Floor Area 763 sq. ft / 70.85 sq. m



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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250449>

Tenure: Share of Freehold
Service Charge: £3400 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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