



ALMORAH ROAD, LONDON, N1
OFFERS IN EXCESS OF £1,000,000 LEASEHOLD

A 1514 SQ. FT. FOUR BEDROOM MAISONETTE IN THE HEART OF DE BEAUVOIR

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

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DESCRIPTION:

Standing at 1514 sq. ft. (approx.) the property benefits from its' own front door, and is set over the upper three lower floors of an imposing Victorian house conversion in the popular De Beauvoir N1 area.

The property offers great potential and has four generous double bedrooms, a family bathroom with bathtub, separate kitchen, a large reception room, and a private East facing garden that benefits from the sound of birds singing from the trees. The property also benefits from the leafy views of back gardens as well as the view of the City skyline from the East facing room on the top floor.

Almorah Road is an attractive residential street in the heart of the East Canonbury Conservation Area. Local amenities can be found on Essex Road and also on Southgate Road with its village-like atmosphere. Islington's Upper Street with its shops, bars and restaurants is also easily accessible. Essex Road station (0.5 miles - First Capital Connect) provides a direct link to Moorgate whilst Angel at 1.2 miles and Highbury & Islington stations at 1 mile provide access to London Underground. Haggerston (0.6 miles - Overground) also allows easy access to Canary Wharf via Canada Water. Please note that all distances are approximate.

To note: The lease extension notice has been served to the freeholder. The roof was refurbished but a leak has been noted, this has been reported to the freeholder. Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

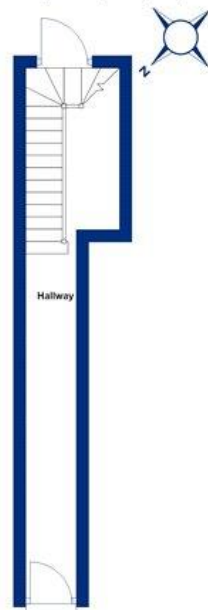
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Ground Floor

Approx. 6.1 sq. metres (65.9 sq. feet)



Third Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.1 sq. feet)



Second Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



Total area: approx. 140.7 sq. metres (1514.7 sq. feet)

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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		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260507>

Tenure: Leasehold

Term: 81 year and 9 months (Subject to change)

Service Charge: £1400 per annum (approx.)

Ground Rent: £10 Annually (Subject to review)

Council Tax Band: F

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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