



OFFORD ROAD, LONDON, N1
OFFERS IN EXCESS OF £575,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED ONE BEDROOM FLAT WITH TALL CEILINGS IN AN EDWARDIAN PERIOD CONVERSION

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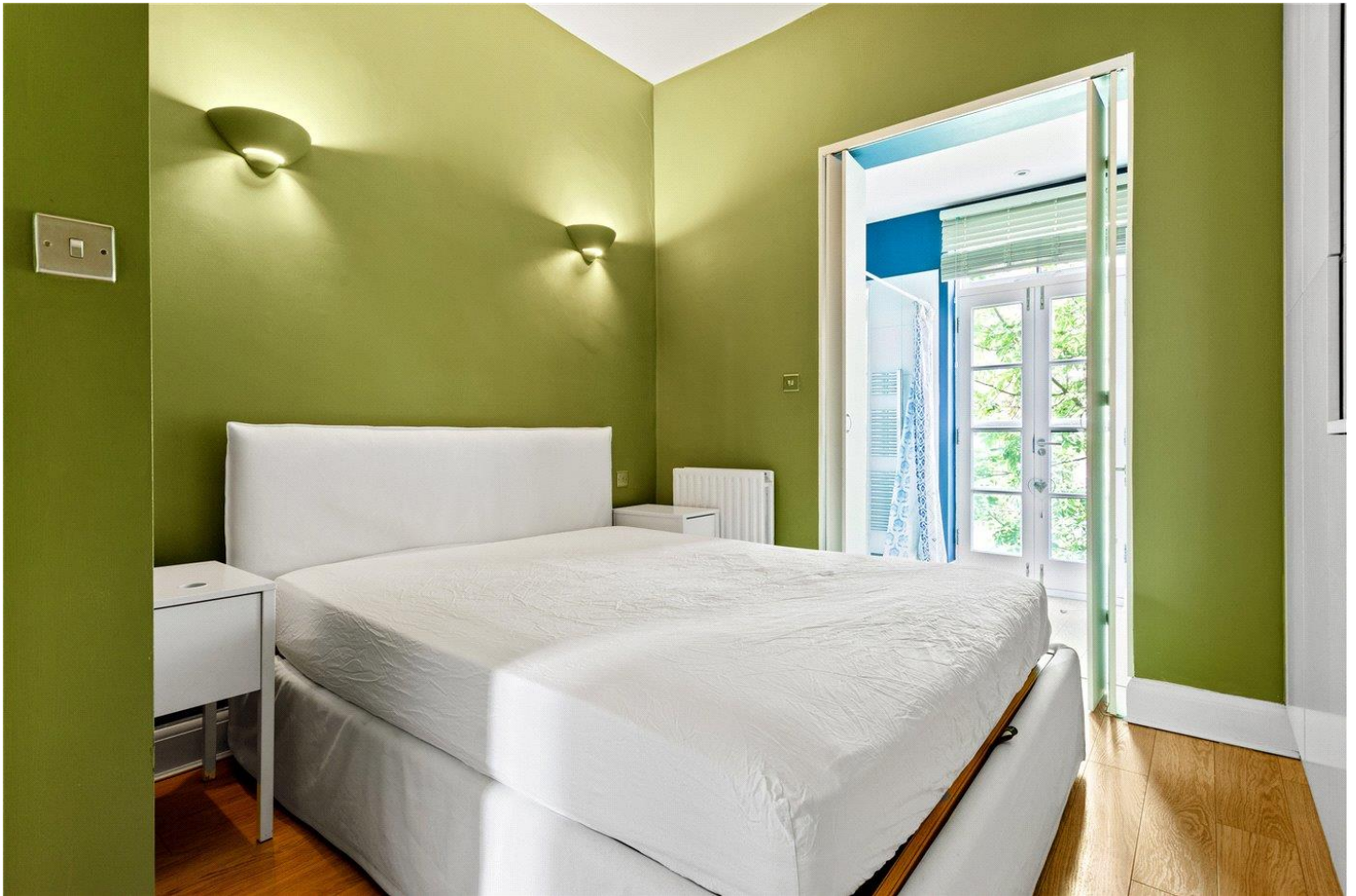
DESCRIPTION:

A 511 sq. ft. south facing flat with tall ceilings on the first floor of this well-maintained Edwardian conversion.

The property comprises of a large open plan kitchen/ living room with South facing sash windows that flood the property with natural light. The modern kitchen with an island is fully integrated with gas hob, fridge freezer, disk washer and plenty of storage cupboards. The North facing bedroom comes with fully fitted wardrobes and leads back towards a Juliette balcony with a view of back garden, and a the three-piece bathroom with shower room.

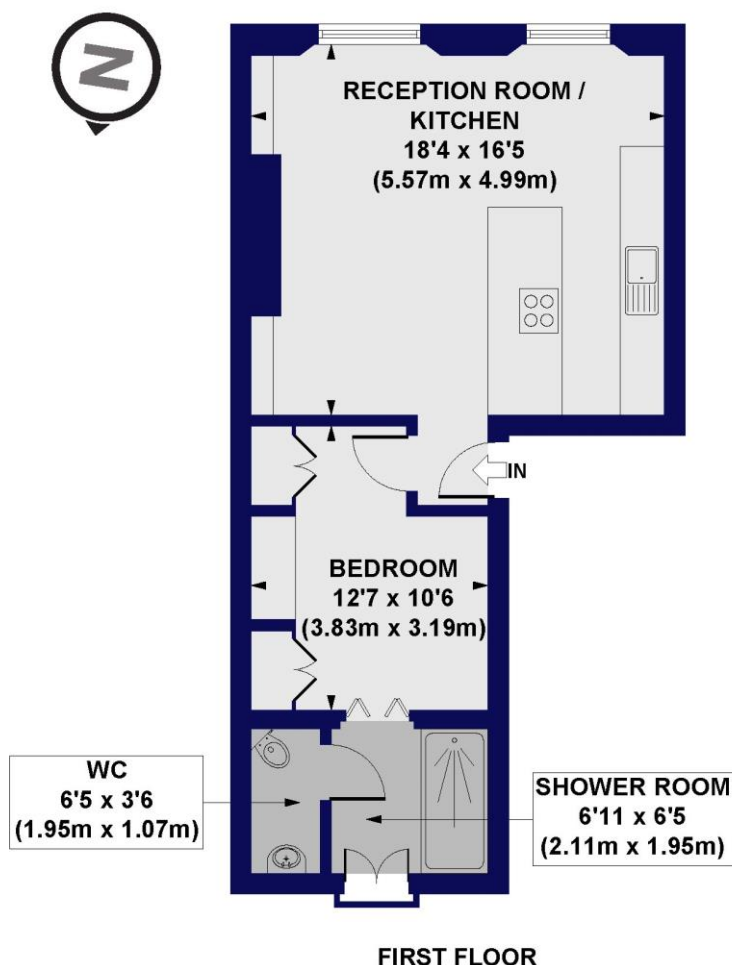
Offord road is ideally located for easy access to the City and the West End and is set moments from the many bars, restaurants and boutique shops on Upper Street. The closest transport links can be found 0.2 miles away at Highbury & Islington station (Victoria, Mildmay & Windrush line) and 0.4 miles away at Caledonian & Barnsbury station (Mildmay Line). International transport is facilitated from Kings Cross St Pancras at 1.2 miles away.

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Offord Road, N1
Approx. Gross Internal Floor Area 511 sq. ft / 47.51 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250163>

Tenure: Share of Freehold
Term: 102 year and 7 months
Service Charge: £0 per annum
Ground Rent: £ 100 Annually (subject to increase)
Council Tax Band: D
 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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