

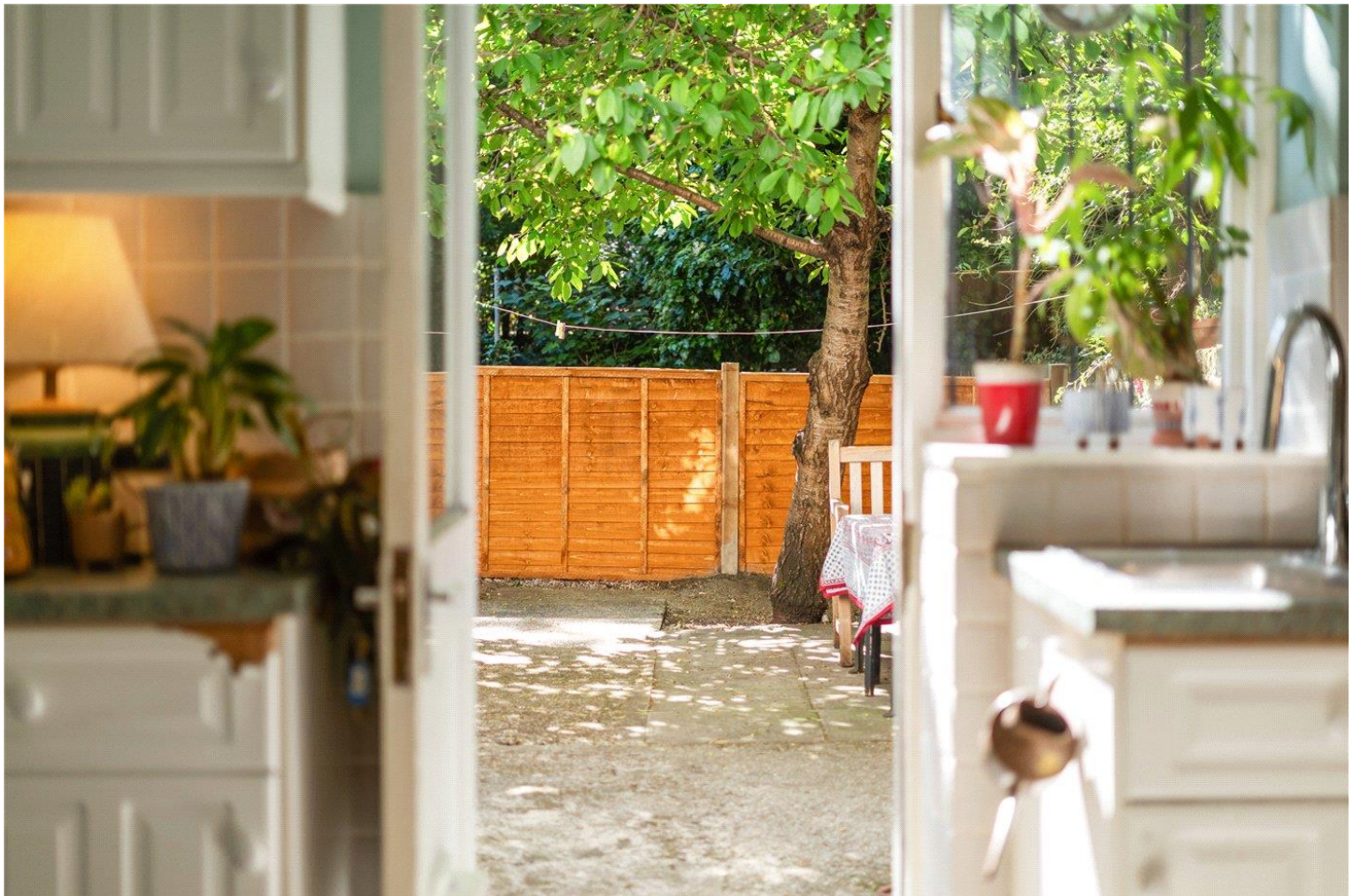


ALMORAH ROAD, LONDON, N1
OFFERS IN EXCESS OF £900,000 LEASEHOLD

A BRIGHT TWO BEDROOM MAISONETTE WITH PRIVATE SOUTH-EAST FACING GARDEN IN A VICTORIAN CONVERSION

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

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DESCRIPTION:

Standing at 1010 sq. ft. (approx.) and set over the two lower floors of an imposing Victorian house conversion, the property has two generous double bedrooms, a family bathroom with bathtub, separate kitchen leading to the private garden, and a large living room facing the front communal garden.

Upon entering through its own front door on the lower ground floor, the property leads into the hallway with dark wood flooring that leads to main bedroom on the right that offers views over the front communal garden via the large sash and benefits from a feature fireplace, built in storage and wood flooring. The hallway further leads to family bathroom with bathtub, and a generously proportioned kitchen/diner that provides direct access to the South- East facing private garden, with a beautiful mature cherry tree.

The first floor offers consists of a bright reception room facing the front garden and is complete with the original Victorian cornice, a large sash window and large built-in cupboard. Nestled behind the reception is second bedroom that offers built in wardrobe and pleasant views of the rear garden.

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.

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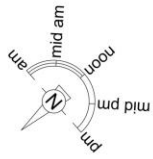


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Almorah Road, N1

Approximate Gross Internal Area = 1010 sq ft / 93.8 sq m

Restricted Height = 12 sq ft / 1.1 sq m



NEILSON & BAUER

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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/ISL230529>

Tenure: Leasehold

Term: 99 year and 8 months

Service Charge: £980 per annum

Ground Rent: £ 10 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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