



BURES HOUSE, OFFORD ROAD, LONDON, N1
£675,000 LEASEHOLD

**A BRIGHT TWO BEDROOM APARTMENT SET
OVER THE ENTIRE TOP FLOOR ON OFFORD ROAD,
IN N1.**

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DESCRIPTION:

A 1043 sq. ft. two double bedroom flat set on the top floor within this bay fronted Victorian mansion block in the Barnsbury Conservation Area.

The flat is well laid out with a North facing double bedroom, an East facing main bedroom, family bathroom with a bathtub and separate toilet, a separate kitchen with east to west facing Velux windows and ample storage in the eaves, and a south facing living room area. To the rear of the building is a well-maintained communal garden.

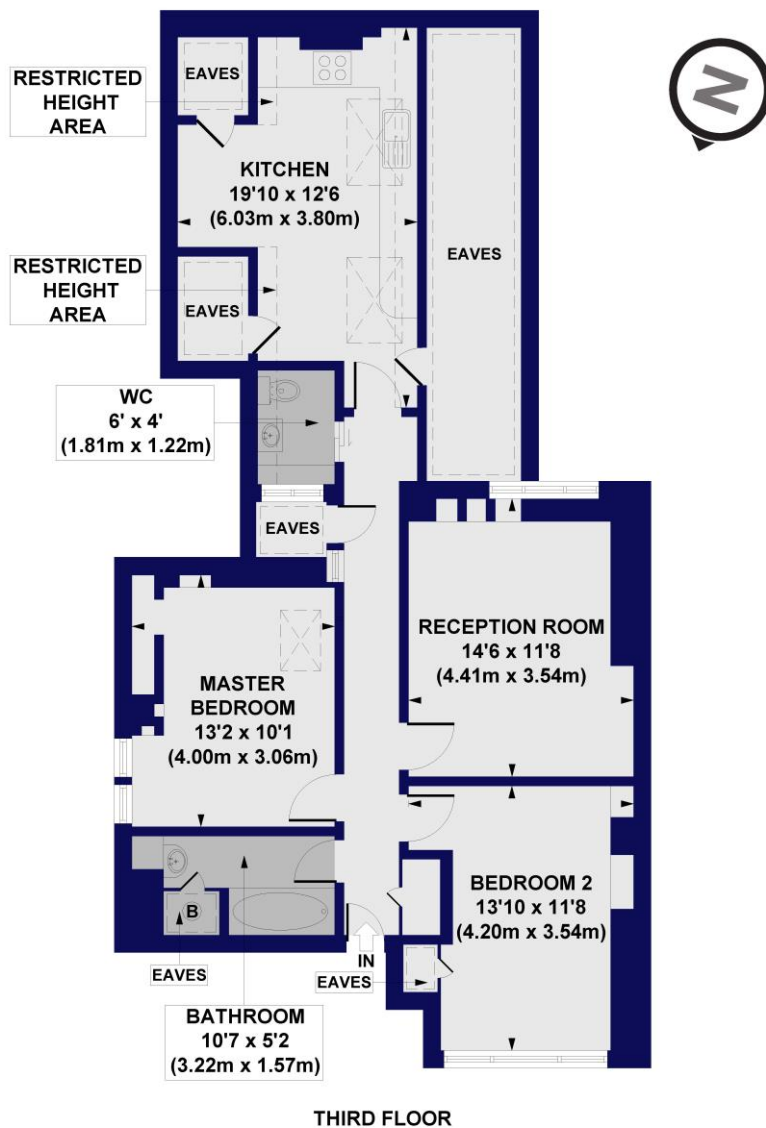
All the amenities of Upper Street are a short distance away with its great mix of shops, bars and restaurants. The apartment is located within Bures House, a small block located in the mid tree lined section of Offord Road on the South side. It is only 0.2 miles of Highbury & Islington station (Victoria, Mildmay and Windrus Lines), and 0.4 miles to Caledonian Road & Barnsbury station (Mildmay Line).



Bures House Offord Road, N1

Approx. Gross Internal Floor Area 1043 sq. ft / 96.91 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 802 sq. ft / 74.54 sq. m (Excluding Restricted Height Area & Eaves)



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		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		