



CITY ROAD, LONDON, EC1V
£1,250,000 SHARE OF FREEHOLD

**A BRIGHT 1214 SQ. FT. THREE BEDROOMS,
TWO BATHROOMS GEORGIAN CONVERSION
WITH PRIVATE SOUTH FACING GARDEN**

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DESCRIPTION:

Set back from the City Road and at the corner of the Colebrooke Row is this bright, spacious, and charming split-level period conversion that boasts beautiful wooden floors, high ceilings, curved windows, and two private south facing garden spaces, one on the ground and another on the lower ground floor.

On the ground floor, the property offers a large, dual aspect south - west facing kitchen with views of the communal gardens on one side and Duncan Terrace Gardens on the other. A sizable livingroom space with curved feature wall is located in the south- east wing of the flat overlooking the private garden. The lower ground floor hosts a large double bedroom with an en-suite bathroom, a separate W/C, a two-piece bathroom with bathtub, and further two bedrooms. The property also benefits from an old vault space on the lower ground floor that acts as a protected seating area in the garden.

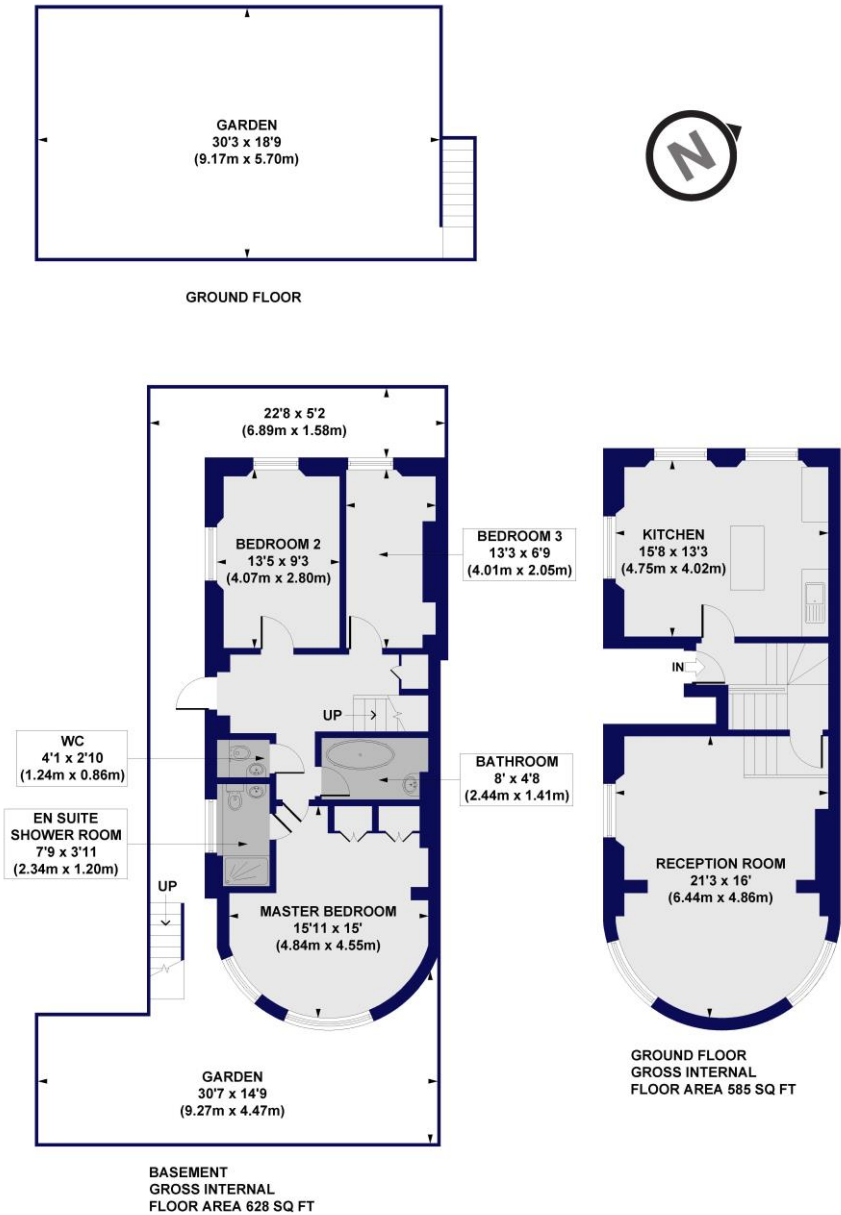
Situated on City Road with entrance also through Colebrooke Row, this well-placed garden apartment is in a prime location and very well connected for The City, London's West End and Kings Cross St Pancras and the Eurostar, while the plethora of bars and restaurants along Islington's Upper Street are moments from your door. The nearest station is Angel (Northern Line) at 0.2 miles distance.

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City Road, EC1V Approx. Gross Internal Floor Area 1214 sq. ft / 112.74 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.



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		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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