



OCKENDON ROAD, LONDON, N1
£825,000 LEASEHOLD

**A BEAUTIFUL, TWO DOUBLE BEDROOM, TWO
BATHROOM PERIOD CONVERSION ON A QUIET,
NO THROUGH ROAD.**

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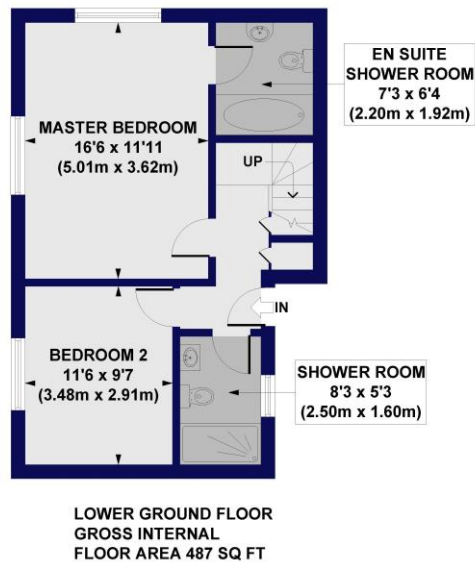
DESCRIPTION:

A stunning, two double bedroom, two bathroom apartment positioned in this handsome, double fronted Victorian building in Islington, N1. Set across the lower and raised ground floor, and standing at 920 sqft, the property offers a vast amount of space with every room being exceptionally well proportioned. Accommodation comprises of a dual aspect, south-east facing living room on the raised ground floor, allowing for an abundance of natural light to pour through. A spacious kitchen is set just behind with plentiful space for a dining table, creating the perfect entertaining space. Both bedrooms are genuine doubles, the master bedroom benefiting from an en-suite bathroom, while the property is completed with a further contemporary shower room and ample storage throughout.

Nestled between Essex Road and De Beauvoir, Ockendon Road is a quiet tree-lined street that offers an array of local eateries and bars including the De Beauvoir Deli, The Talbot and Scolt Head all within easy reach. The boutique shops and restaurants of Upper Street are close by, whilst some fantastic transport links are also available. Highbury and Islington is 0.9 miles away and offers the closest underground service on the Victoria line and overground services to Moorgate. The East London line is serviced from Essex Road station and Canonbury whilst Angel station is 1 mile away and offers the Northern line. Many bus routes can be found on Essex Road for access to Angel or on Southgate Road for effortless transport to Central London, Shoreditch, Hoxton or the City.



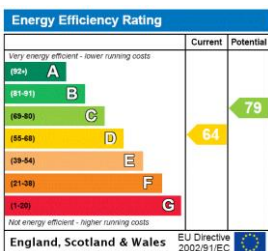
Ockendon Road, N1
Approx. Gross Internal Floor Area 920 sq. ft / 85.44 sq. m



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.



Tenure: Leasehold

Term: 89 year and 9 months

Service Charge: £2100 per annum

Ground Rent: £ 150 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

<https://www.winkworth.co.uk/sale/property/HIH250008>