



CROSSLEY STREET, LONDON, N7  
OFFERS IN EXCESS OF £500,000 SHARE OF FREEHOLD

A 590 SQ. FT. PERIOD ONE BEDROOM  
GARDEN PROPERTY SITUATED ON A  
CHARMING TREE-LINED STREET

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

Winkworth



## DESCRIPTION:

A stunning, one double bedroom period conversion positioned on the ground floor of this handsome, Victorian building in N7. Standing at 516 sqft, the property would make an ideal first time purchase, or long term investment.

Accommodation comprises of a gorgeous reception room, complete with bay window, feature fireplace and solid wood flooring. To the rear of the property is a modern kitchen, with ample worktop and cupboard space, along with access to a private patio with back entrance. The bedroom is a good sized double and benefits from built in wardrobes, while the property is completed with a contemporary bathroom.

Crossley Street is perfectly set for an array of local amenities as well as being a literal stone throw from the open spaces of Paradise Park and Freightliners Farm.

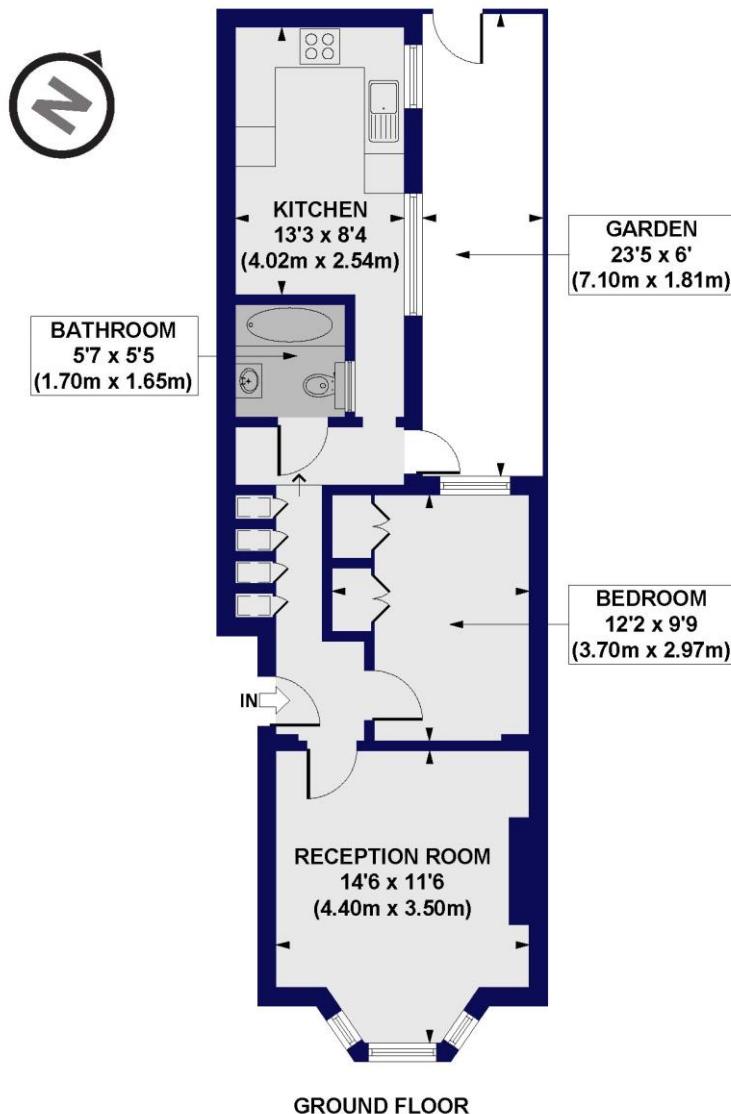
Crossley street is located just off Liverpool Road and is perfectly set for the bars, restaurants and shops on Upper Street. The green spaces of St Mary Magdalene Garden and Highbury fields are close by as are a fantastic selection of transport links. Highbury and Islington station provides the closest Underground and Overground links on the Victoria line whilst Caledonian road is serviced by the Piccadilly line. Drayton Park station is just moments away and provides a weekday service to Moorgate whilst various bus routes offer effortless links to Angel, the City and West End. Kings Cross is easily accessed as are international services from St Pancras.

**Winkworth**



Winkworth

**Crossley Street, N7**  
**Approx. Gross Internal Floor Area 524 sq. ft / 48.70 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.

**Winkworth**

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



<https://www.winkworth.co.uk/sale/property/ISL250662>

**Tenure:** Share of Freehold

**Service Charge:** ADHOC

**Council Tax Band:** C

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.

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**