



ARUNDEL HOUSE, WESTBOURNE ROAD, LONDON, N7
OFFERS IN EXCESS OF £575,000 SHARE OF FREEHOLD

A BRIGHT AND BEAUTIFUL 601 SQ. FT. ONE BEDROOM FLAT IN BARNSBURY CONSERVATION AREA

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

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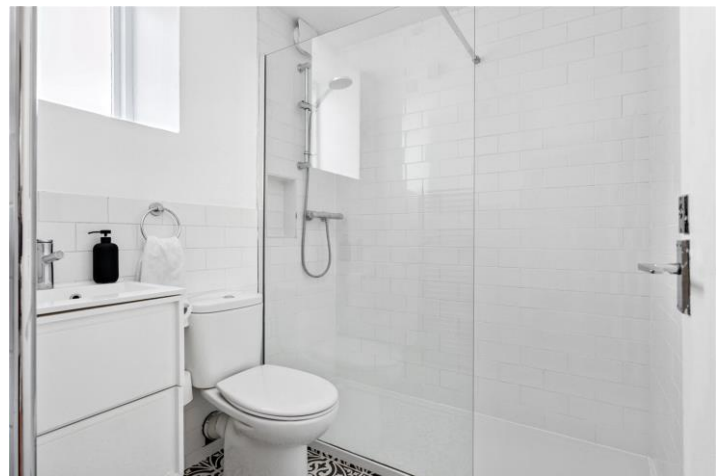
DESCRIPTION:

A triple aspect flat with windows facing North, South and East, totalling a spacious 601 sq. ft.. This bright and airy one bedroom is within a purpose-built extension to the neighbouring period property, benefitting from wonderful soundproofing. It has a separate kitchen, communal garden and a share of freehold.

Upon entering the property, you are greeted by a hallway passing to a generous dual aspect living room in the front, flooding the property with natural light. The living room runs down into the dining area which further leads to a separate kitchen with fitted electric hob / oven. A three-piece family bathroom with shower room is located down the hallway to the right and a dual aspect bedroom opposite. The property is complete with three storage units; one located outside front door and two others down the hallway near the bedroom.

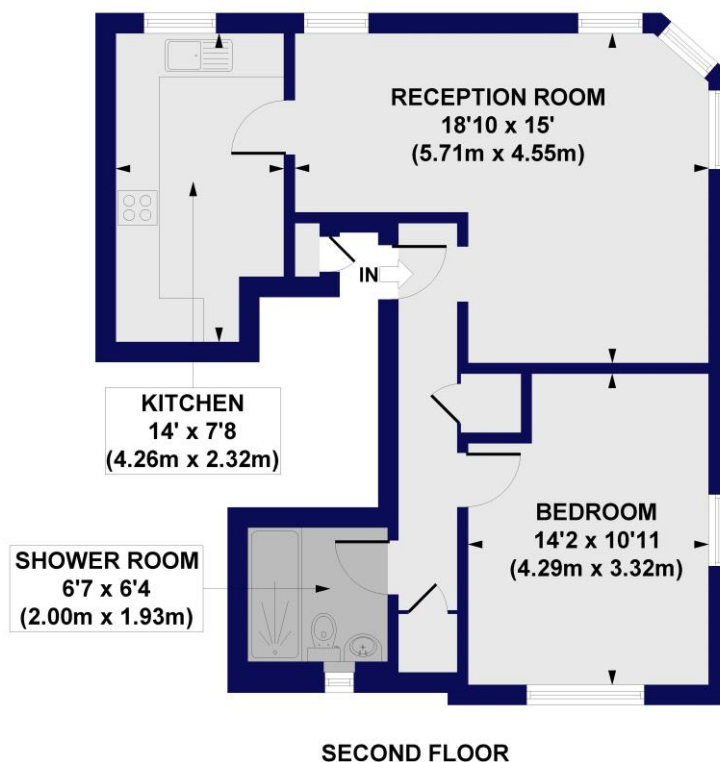
The property is located at the south end of Westbourne Road and benefits from an array of fantastic transport links as well as being within easy reach of the boutique shops, restaurants and bars on Upper Street. Highbury & Islington (0.4 miles away) provides the closest underground links on the Victoria line and also offers overground services alongside Caledonian Road & Barnsbury Station (0.3 miles away). The Piccadilly line is serviced from Caledonian Road station (0.6 miles away) and a variety of bus links offer effortless access to the City and West End.

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Westbourne Road, N7
Approx. Gross Internal Floor Area 601 sq. ft / 55.88 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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See things differently

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