





WESTBOURNE ROAD, ISLINGTON, N7

OFFERS IN EXCESS OF £880,000 SHARE OF FREEHOLD

A 1023 SQ. FT. TWO BEDROOM PERIOD FLAT WITH PRIVATE GARDEN ONLY 0.3 MILES TO CALEDONIAN ROAD STATION

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DESCRIPTION:

A wonderful two bedroom, two bathroom split level apartment with open plan livingroom/ kitchen and private garden in a period conversion only 0.5 miles to Highbury & Islington station.

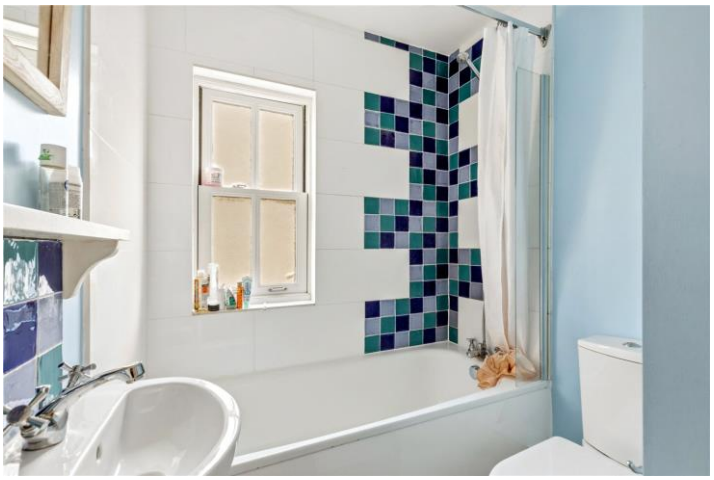
Accommodation on the ground floor consists of a North- East facing double bedroom with built-in cupboard and an en-suite bathroom, another South- West facing double bedroom overlooking the front patio, and a further family bathroom with bathtub on the landing. The lower ground floor consists of an open plan reception room/ kitchen that leads to the North- East facing back garden and has been fully damp proofed in 2026 with 20-year warranty. The property also benefits from a share of the freehold and is being offered to the market chain free.

The property is perfectly located on Westbourne 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.

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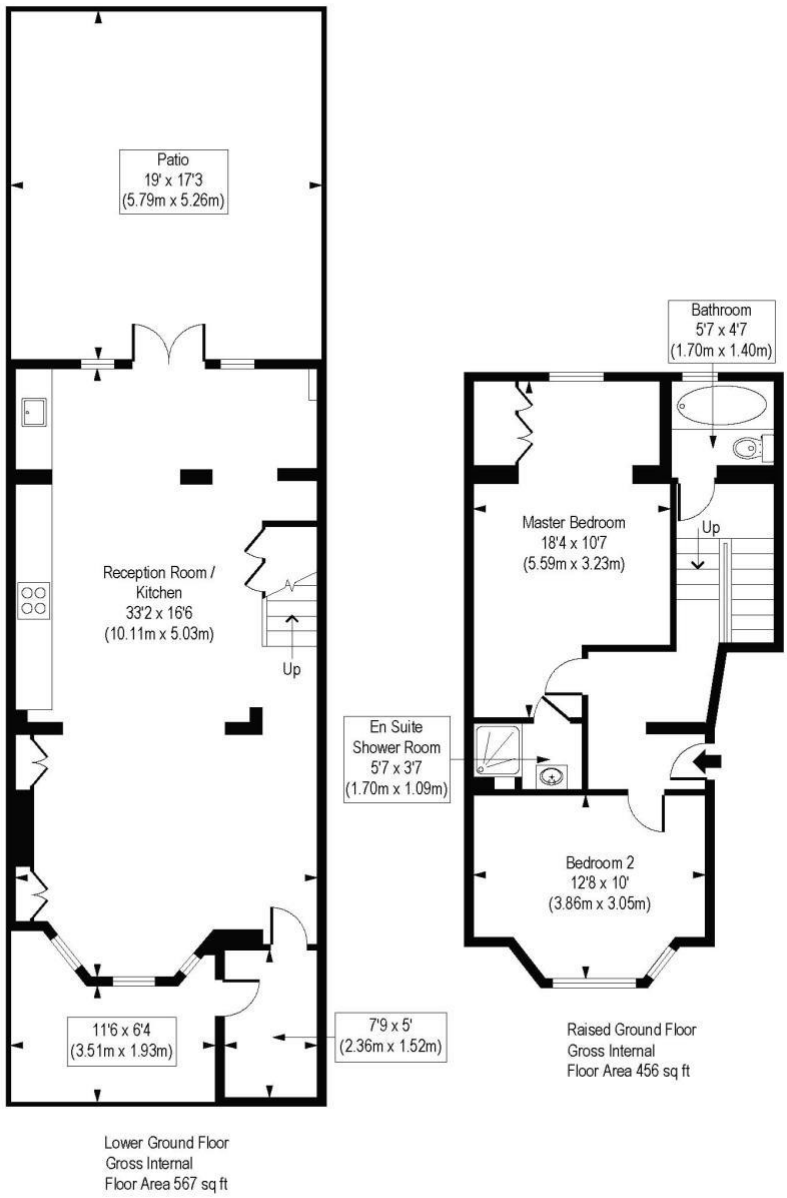




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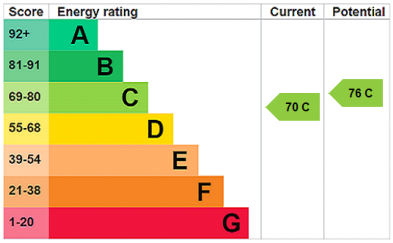
Westbourne Road, N7

Approx. Gross Internal Area 1023 sq. ft / 95.05 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



https://www.winkworth.co.uk/sale/property/ISL250618

Tenure: Share of Freehold

Term: 968 year and 7 months (Subject to change)

Council Tax Band: E

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.

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