



OCKENDON ROAD, LONDON, N1
£1,750,000 FREEHOLD

A FANTASTIC FAMILY HOME IN NEED OF DEVELOPMENT IN THE HEART OF ISLINGTON

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

Spanning 2,069sqft of living space in the East Canonbury Conservation Area is this freehold house. The property boasts well-proportioned rooms and is flooded with natural light. The house further benefits from a large South-facing garden and offers prospective buyers great potential to modernise 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.

*Any associated charges including, but not limited to, service charge, ground rent and sinking funds

Winkworth



Winkworth

Ockendon Road, N1

Approx. Gross Internal Floor Area 2069 sq. ft / 192.20 sq. m
(Including Eaves Storage)
Eaves Storage Area 71 sq. ft / 6.65 sq. m

Key :
CH - Ceiling Height



Winkworth

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.

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.