



WILTON SQUARE, LONDON, N1
£900,000 FREEHOLD

A THREE BEDROOM FREEHOLD HOUSE WITH POTENTIAL IN WILTON SQUARE, N1

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DESCRIPTION:

Set in one of Islington's most desirable locations is this three-bedroom freehold house with South- West facing garden. The property offers any buyer great potential to renovate and create a truly stunning, one of a kind forever home. Positioned on the lower ground level is a kitchen, double bedroom and bathroom. There is a further kitchen and reception room on the raised ground floor, with the remaining two bedrooms and a family bathroom located on the top floor. The property is offered to the market on a chain free basis.

The property is conveniently located moments from the popular of amenities on Southgate Road, whilst being well placed for access to Islington, Hoxton, and Shoreditch, with an array of trendy bars, restaurants, galleries, and boutique shops. Old Street Station (Northern line and Great Northern) is only 0.8 miles and provides easy access to the city. Nearby green spaces, including Rosemary Gardens and Shoreditch Park, along with the scenic Regent's Canal, are easily accessible for outdoor enjoyment.

Application has made and Approval is expected w/c 3rd Feb, to create double doors to lower ground floor to access garden and to enclose the garden with walls to meet party wall regulations. This party wall provides the required privacy to the garden of this dwelling. The windows that look into the garden will also be closed off. These works will be undertaken by the current owners at their expense.

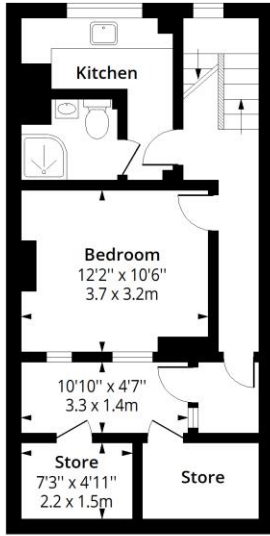
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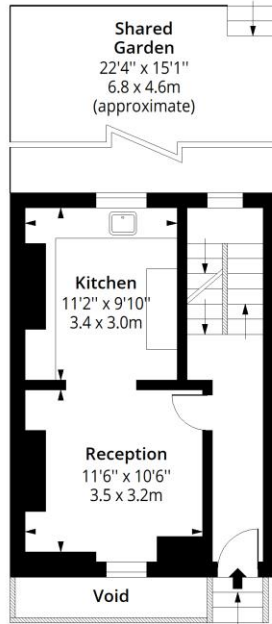
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Wilton Square, N1

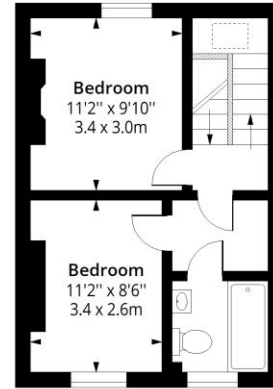
Approx. Gross Internal Area 1206 Sq Ft - 112.04 Sq M



Basement
 Floor Area 501 Sq Ft - 46.54 Sq M



Ground Floor
 Floor Area 351 Sq Ft - 32.61 Sq M



First Floor
 Floor Area 354 Sq Ft - 32.89 Sq M

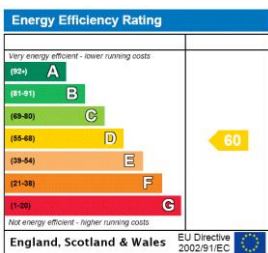


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 17/9/2024

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.



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