



CULFORD ROAD, ISLINGTON, LONDON, N1  
£1,450,000 FREEHOLD

## A CHARMING THREE BEDROOM MID TERRACE HOUSE WITH WEST FACING GARDEN

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

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## DESCRIPTION:

This wonderful three bedroom mid-terrace Victorian house is set in the heart of De Beauvoir and offers light filled accommodation over three floors alongside a generous west facing garden.

The property has remained in the same ownership for over 40 years and offers a chance for the new owner to create a perfect family home.

The lower ground floor currently set up with a dining kitchen to the front of the property and bedroom with ensuite shower to the rear. A wc is located off the hallway alongside conservatory which provides access to a stunning 53ft mature rear garden.

The raised ground floor offers a light filled double reception room with sash windows and original fireplaces whilst two double bedrooms are located on the top floor.

Culford road is an exceptionally peaceful, tree lined, residential road located in the heart of De Beauvoir and is just moments from a terrific selection of restaurants and independent shops, including the iconic De Beauvoir Deli, on Southgate Road. The high street shops on Upper Street are within easy reach as is the vibrancy of Shoreditch. Transport to the City and Canary Wharf is easily facilitated by the overground services from Essex Road and Haggerston and various bus routes along Southgate road and Essex Road provide easy access to the West End. Highbury and Islington station offers the closest underground service on the Victoria line whilst international links are facilitated from St Pancras.

**Winkworth**



**Winkworth**

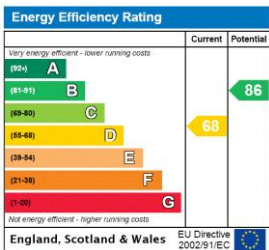
# Culford Road, N1

Approx. Gross Internal Floor Area 1203 sq. ft / 111.73 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.



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



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.