



WESTBOURNE ROAD, N7
OFFERS IN EXCESS OF £1,350,000 SHARE OF FREEHOLD

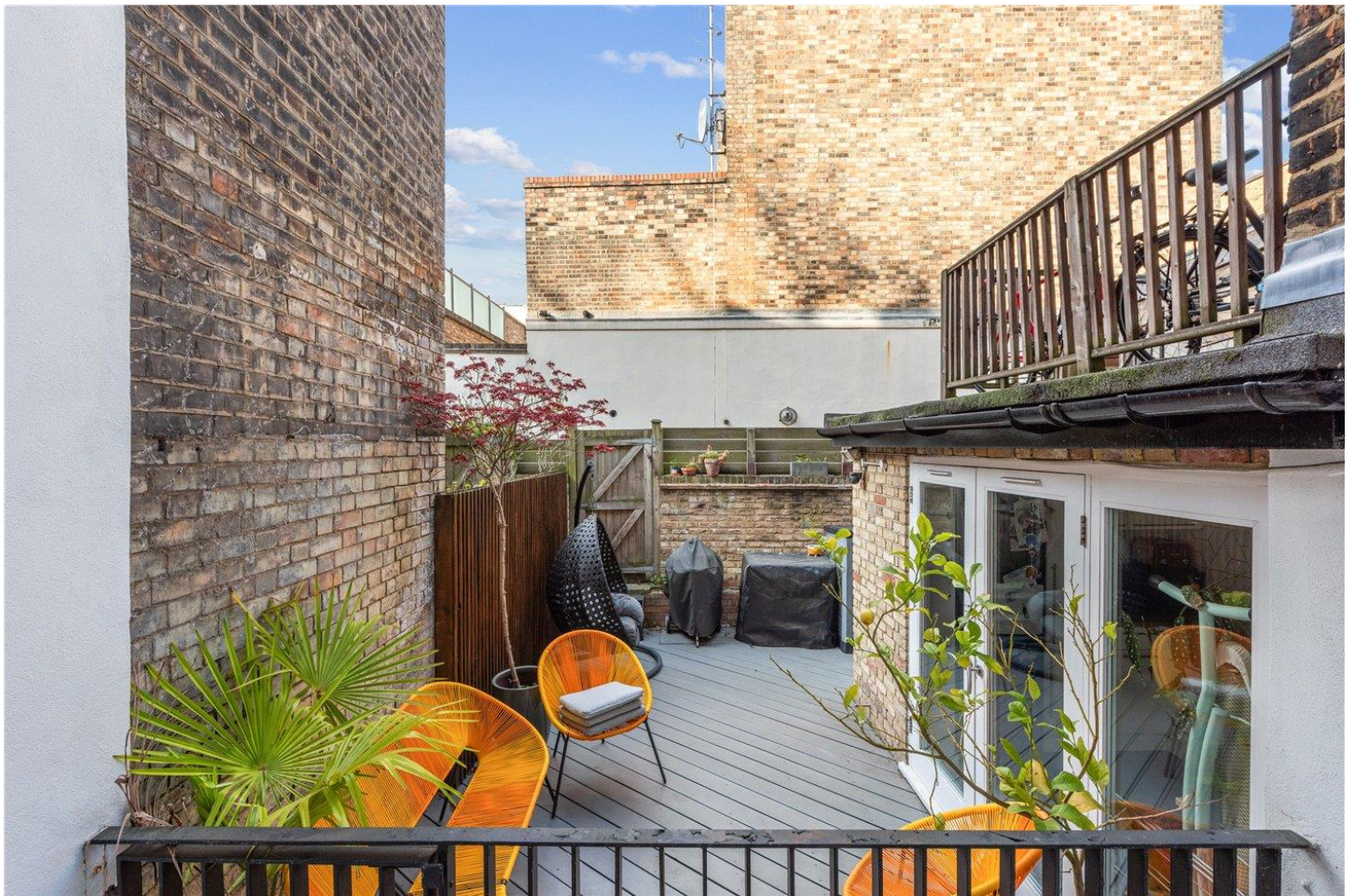
**A THREE BEDROOMS, THREE BATHROOMS,
MAISONETTE WITH PRIVATE GARDEN**

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

Designed by architect Christopher Slamon is this 1279 sq. ft. (approx.) maisonette with three bedrooms, three bathrooms, a private garden, and a patio only 0.4 miles from Highbury and Islington station.

Accommodation comprises of an incredibly bright and spacious living room, and a separate kitchen that leads directly to the rear garden with storage unit on the ground floor. The bright lower ground floor comprises of two en-suite double bedrooms, a third bedroom and another three-piece bathroom with a bathtub.

The large main bedroom has a bathroom, a separate shower room, and a walk-in wardrobe positioned in the old coal storage units maximise the space. There is a further large en-suite double bedroom with built-in wardrobes, a three-piece bathroom with a bathtub, and direct access to the patio near back garden. The guest bedroom and guest bathroom with bathtub are also on this floor.

The property has been well maintained both inside and outside with repointing, regular roof checks, proactive inside and outside waterproofing, walk-in wardrobe tanked ten years ago (approx.), and the kitchen fully renovated with new appliances 2 years ago (approx.)

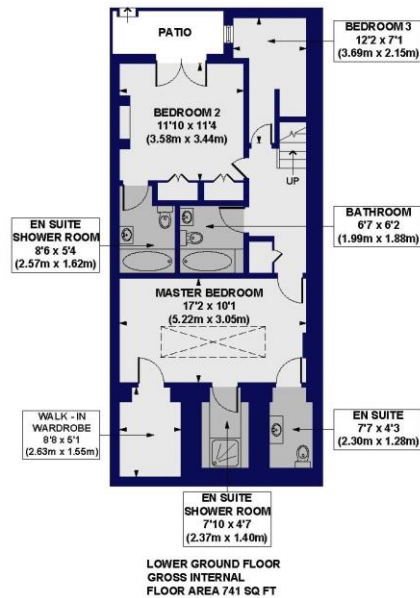
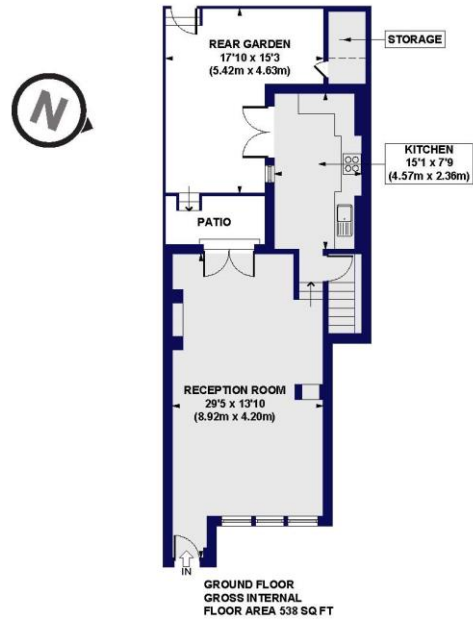
Located at the south end of Westbourne Road, the property benefits from being only 130 yards from an Ofsted Outstanding Primary and Secondary school, St. Mary Magdalene Academy. The property is also only 0.4 miles to Caledonian Road & Barnsbury station, and 0.5 miles to Upper Street where there is an array of boutique shops, restaurants, and bars.

Winkworth



Winkworth

Westbourne Road, N7
Approx. Gross Internal Floor Area 1279 sq. ft / 118.81 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.

Winkworth

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	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Islington | 0207 354 2480 | islington@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.