



NEW NORTH ROAD, LONDON, N1
OFFERS IN EXCESS OF £1,250,000 SHARE OF FREEHOLD

NEWLY RENOVATED THREE BEDROOM, TWO BATHROOM VICTORIAN CONVERSION WITH GARDEN

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DESCRIPTION:

This bright 1134 sq. ft, share of freehold maisonette boasts three-bedrooms and two-bathrooms over three floors with West facing garden in a Victorian Terraced conversion. It has been recently fully renovated to a high spec with an architect's involvement.

Upon entering on the raised ground floor, you are greeted with restored original Victorian corning on the ceiling, underfloor heating, and underlit wall panelling running across the hallway, living room, and the open-plan kitchen with centre island. The floor is flooded with natural light from its East and West facing sash windows. The fully refurbished kitchen comes with fully integrated BOSCH appliances that include induction hob in the centre island, fridge/ freezer, double oven, dishwasher and wine cooler. The breakfast bar includes a built in BOSCH microwave.

On the first floor you are greeted with a generous West facing double bedroom with fitted wardrobes and a beautiful island dividing the generous floor space, providing depth and a dressing table with electrical sockets. The four piece family bathroom on this level offers in floor heating with a lavish bathtub next to a sash window that floods the room with natural light and overlooks the back garden, a rainforest shower room, WC, and a utility cupboard that houses washing machine and a separate dryer.

The top floor offers a roof light, two double bedrooms with vaulted ceilings, exposed brick in the main bedroom, and an effective three-piece modern bathroom with an overhead shower and in-floor heating. There is a loft space for storage accessible by folding stairs above the bathroom.

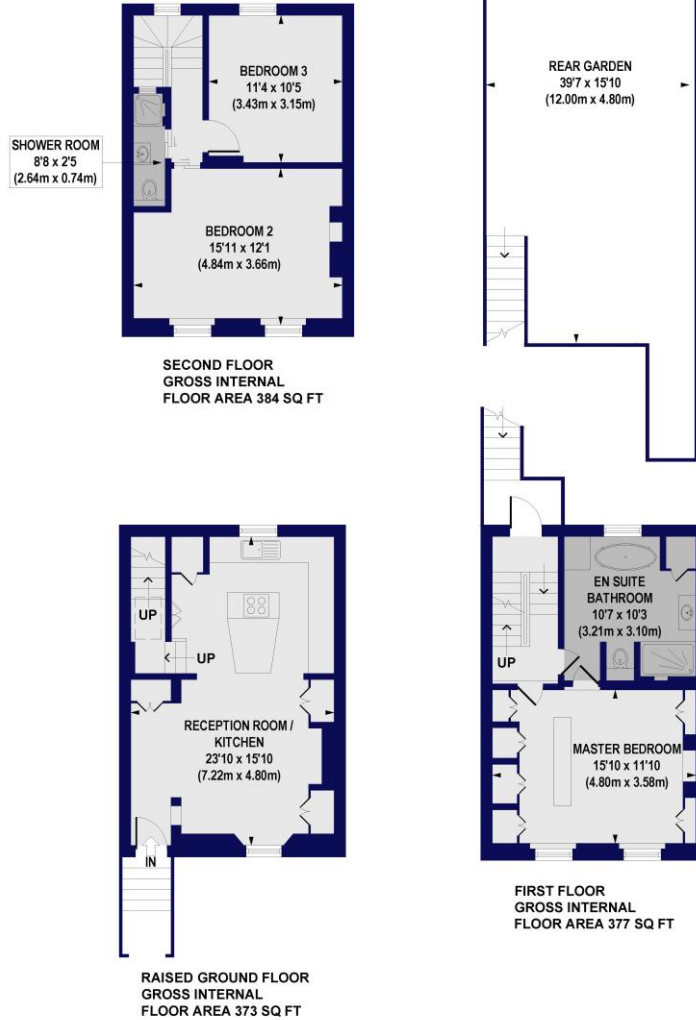
New North Road is perfectly situated for easy access to the City, Shoreditch, and Upper Street with some fantastic transport links available nearby. The accommodation is well located for easy access to Regents Canal, which is 150 yards from the property, Shoreditch Park is 0.1 mile away, Old Street Station is 0.8 miles away and Angel station is 0.9 miles away. There are also a number of bus routes close by providing easy access to the City.

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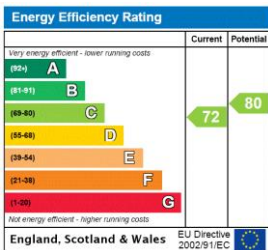
New North Road, N1
Approx. Gross Internal Floor Area 1134 sq. ft / 105.39 sq. m



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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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