



## A beautiful bay-fronted Victorian garden apartment on Brecknock Road

**Brecknock Road, London, N7**

£460,000 Leasehold (98 years remaining)





Reception • Kitchen • Bedroom • Bathroom • Garden • Beautiful garden apartment • Stunning period features • Outstanding selection of local shops • Offered chain free • Located near to excellent transport links

### Local Information

The property is located at the southern end of Brecknock Road offering an excellent selection of shops and transport connections equidistant between Kentish Town and Tufnell Park's Northern Line Underground stations and Camden Road Overground Station is 0.7 miles so is slightly further. The surrounding area is defined by its beautiful Victorian architecture dating to the 1860s period and green and leafy parklands. A plethora of independent shops including bakeries and convenience stores, fish mongers, community facilities, bars and restaurants. The wide-open spaces of Hampstead Heath are also close by.

### About this property

A wonderfully bright and attractive garden apartment converted from a handsome four storey semi-detached Victorian bay-fronted house, which has been subject of an internal renovation. The Freeholder has also updated the exterior and common parts within the last year. The property is presented with tasteful neutral décor and wooden flooring throughout with a well thought out layout to include a bay fronted reception with high ceilings and cast-iron feature fireplace to the front of the property, a spacious double bedroom with a walk-in wardrobe to the rear, bathroom, separate kitchen with breakfast bar and free-standing appliances

giving access to the private garden.

The garden is split over two levels, with a decked area perfect for outdoor dining and stairs leading up to a raised lawned section and patio. There is a shed on the patio area, ideal for garden storage.

### Tenure

Leasehold (98 years remaining)

### Local Authority

Islington

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.  
Telephone: +44 (0) 207 226 1313.

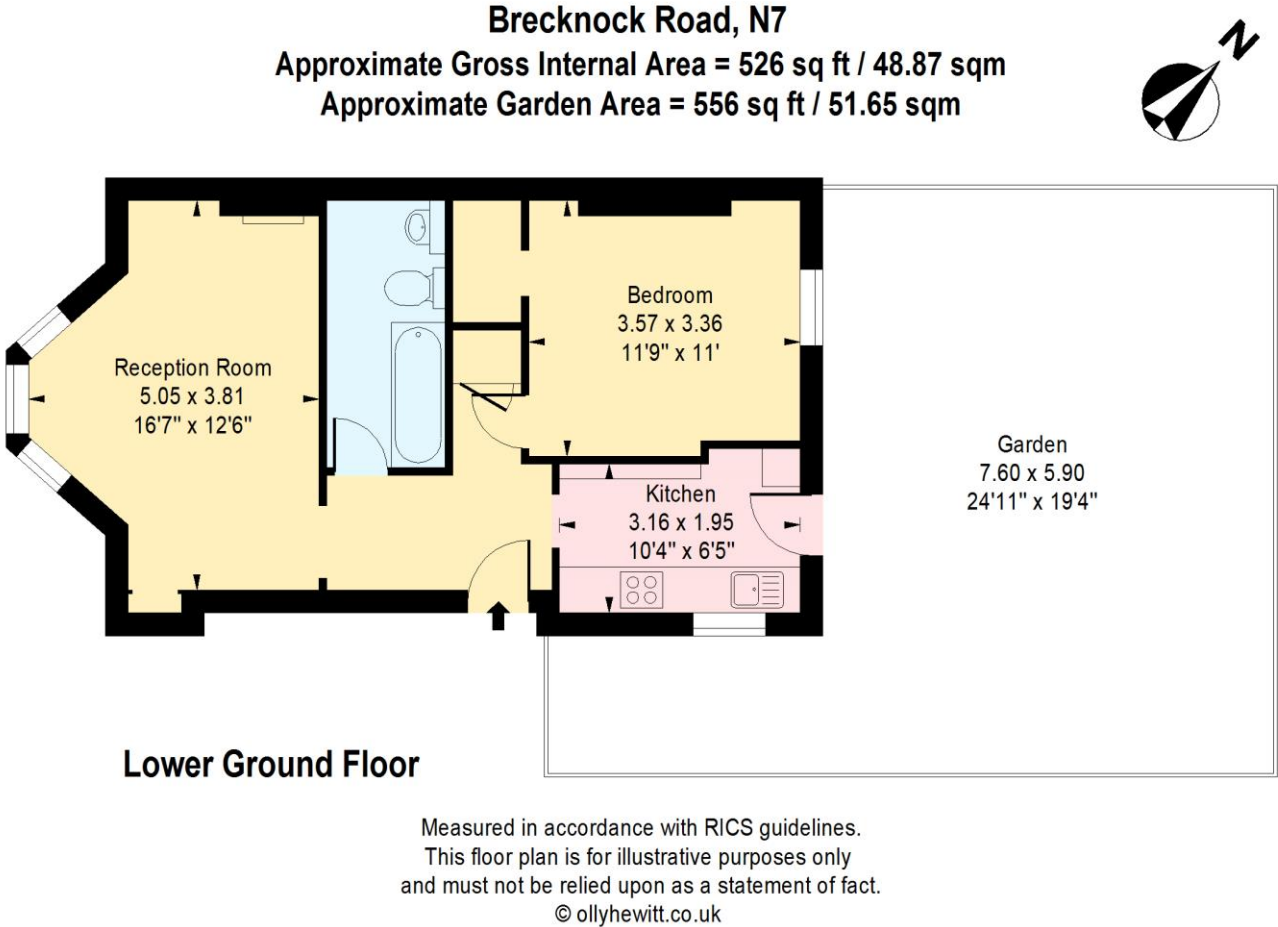







Brecknock Road, London, N7  
Gross Internal Area 526 sq ft, 48.9 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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