



A BEAUTIFUL, RECENTLY REFURBISHED MAISONETTE IN THE BARNSBURY CONSERVATION AREA FREEHOLD

OFFORD ROAD
ISLINGTON, LONDON, N1 1EA

Guide Price £925,000 - Share of Freehold



THE PROPERTY ALSO HAS A WEST FACING GARDEN AND SHARE OF FREEHOLD.

Reception • kitchen • dining area • 2 bedrooms
• 2 bathrooms (one en suite) • Share of freehold
• excellent storage • fitted wardrobes • original features • set over two levels

Location

The Barnsbury conservation area is full of charm with many garden squares, gastro-pubs and independent cafés and has a village atmosphere. Upper Street with its array of fantastic cafes, restaurants and boutiques is only 0.85 miles away, as is Highbury & Islington station, providing excellent transport links to the City, Kings Cross, Euston and the West End. Caledonian Road & Barnsbury Overground station is a two-minute walk away.

Description

This attractive property offers high quality finishes and fittings combined with original period features and well-balanced accommodation set over two levels. The classic reception room on the raised ground floor has high ceilings, large windows, impressive fireplace and opens directly to the stylish kitchen and dining area. The kitchen has been finished to a high standard and includes a gas hob, warming tray and additional steam oven. Both bedrooms are doubles and the master is en suite. The second bedroom has bespoke fitted joinery including a built-in bed. There is also excellent storage including external vaults and a deep under-stairs cupboard. The garden is paved with planted borders and ideal as an entertaining space.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

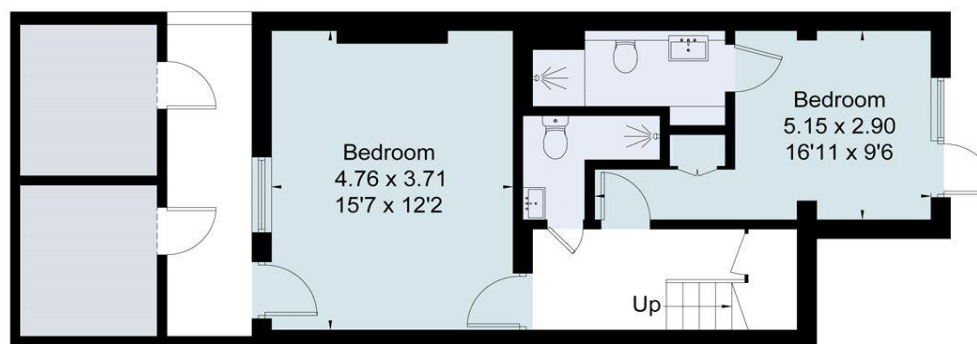
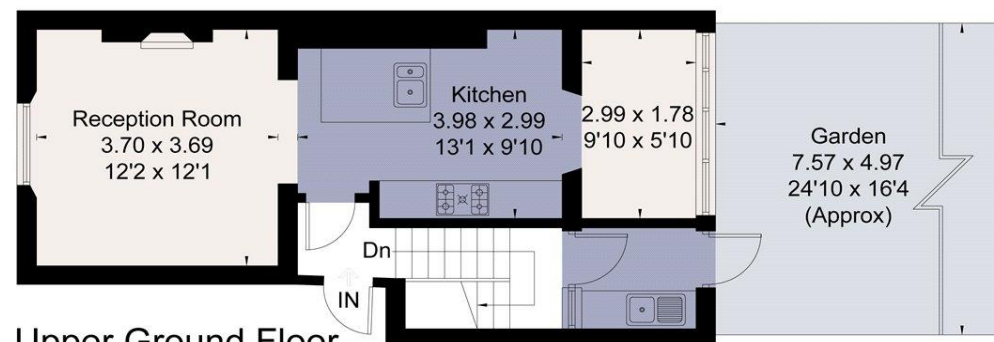
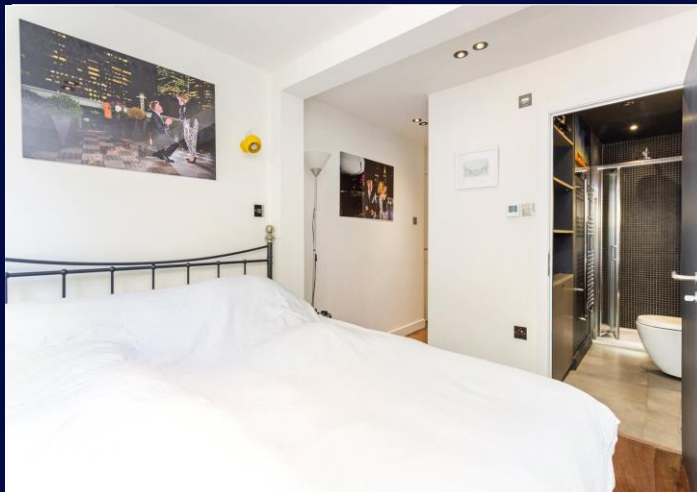
Viewing

Strictly by appointment with Savills.





Approximate Area = 86.5 sq m / 931 sq ft
(Excluding External Storage Cupboards)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC