



Light and airy apartment on the upper floors of mid Victorian villa.

**Morton Road, Islington, London, N1**

£1,100,000 Share of Freehold





3 double bedrooms • Main bedroom with further shower room • Large sitting room • Large kitchen/dining room • Own front door • Private rear section of garden • Shared front garden • Light and airy rooms • High ceilings

#### Local Information

Morton Road is well placed amongst the quiet people friendly streets in the East Canonbury Conservation area. The local amenities including shops and bus routes are close by on Essex Road whilst the London Overground is equally close by providing access to the City, West End and beyond.

#### About this property

This is a most attractive apartment arranged over the top three floors of this classic mid Victorian town house. The accommodation is well proportioned with light and airy rooms as a consequence of the large windows.

The flat has the benefit of the sole use of the front door of the main house and the generous ground floor hallway. The generous living space and kitchen dining room is arranged on the first floor with two double bedrooms and main bathroom on the second floor. The roof space has been converted to a large further bedroom and en suite shower room.

A well-proportioned and attractive apartment in excellent decorative order.

#### Tenure

Share of Freehold

#### 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.







Morton Road, Islington, London, N1  
Gross Internal Area 1264 sq ft, 117.4 m²

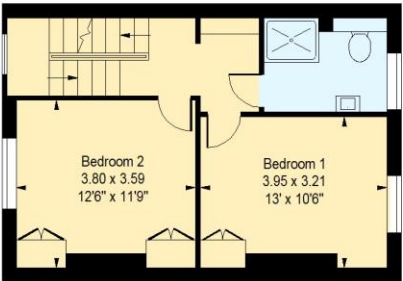
Paul Williams  
Islington  
+44 (0) 207 226 1313  
pwilliams@savills.com

 |  savills | savills.co.uk

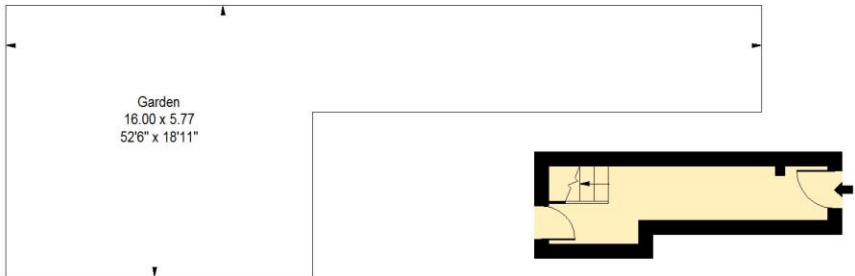
Morton Road, N1  
Approximate Gross Internal Area = 1264 sq ft / 117.43 sqm  
Approximate Garden Area = 632 sq ft / 58.71 sqm



Third Floor



Second Floor




Ground Floor



First Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	80
England, Scotland & Wales		EU Directive 2002/91/EC 

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