



# Two bedroom garden maisonette on Wharf Road.

**Pickfords Wharf, Wharf Road, London, N1**

Guide Price £800,000 Leasehold



Kitchen • Reception • 2 bedrooms • 1 bathroom • Separate w.c. • Wrap around private garden • Stunning two bedroom garden maisonette • Sought After canal-side development • Private entrance • Excellent transport links

### Local Information

The property is superbly located within easy access of Angel station, as well as numerous regular bus routes providing exceptional cross-London connections. The area is well served by an array of stylish shops, bars, restaurants and amenities, including those of fashionable Upper Street, as well as the attractive open spaces of Rosemary Gardens, also boasting tennis courts, and lovely Shoreditch Park. The Regents Canal and City and Wenlock Basins offer a delightful variety of waterside restaurants and cafes.

### About this property

Stunning two double bedroom split level garden maisonette with generous wrap-around private garden, located in a popular canal-side development in the heart of Islington. The property has been superbly maintained and appointed to a very high standard, with bright and spacious accommodation laid out over ground and first floors. Accommodation comprises of an entrance hall with inbuilt storage and stairs rising to the first floor, leading into the bright and spacious dual aspect reception room with ample space for relaxing and entertaining, and double doors leading out onto the private all-weather surface garden.

The separate kitchen/diner, also enjoying access onto the garden. To the first floor, there are two dual aspect double bedrooms, with inbuilt wardrobes to the master, plus a stylish shower room and separate adjacent WC.

### Tenure

Leasehold (Lease Expiry September 2214)

### Local Authority

Islington

### Council Tax

Band = E

### Ground Rent

£10 per annum.

### Service Charge

£142.39 per annum.

### Energy Performance

EPC Rating = D

### Viewing

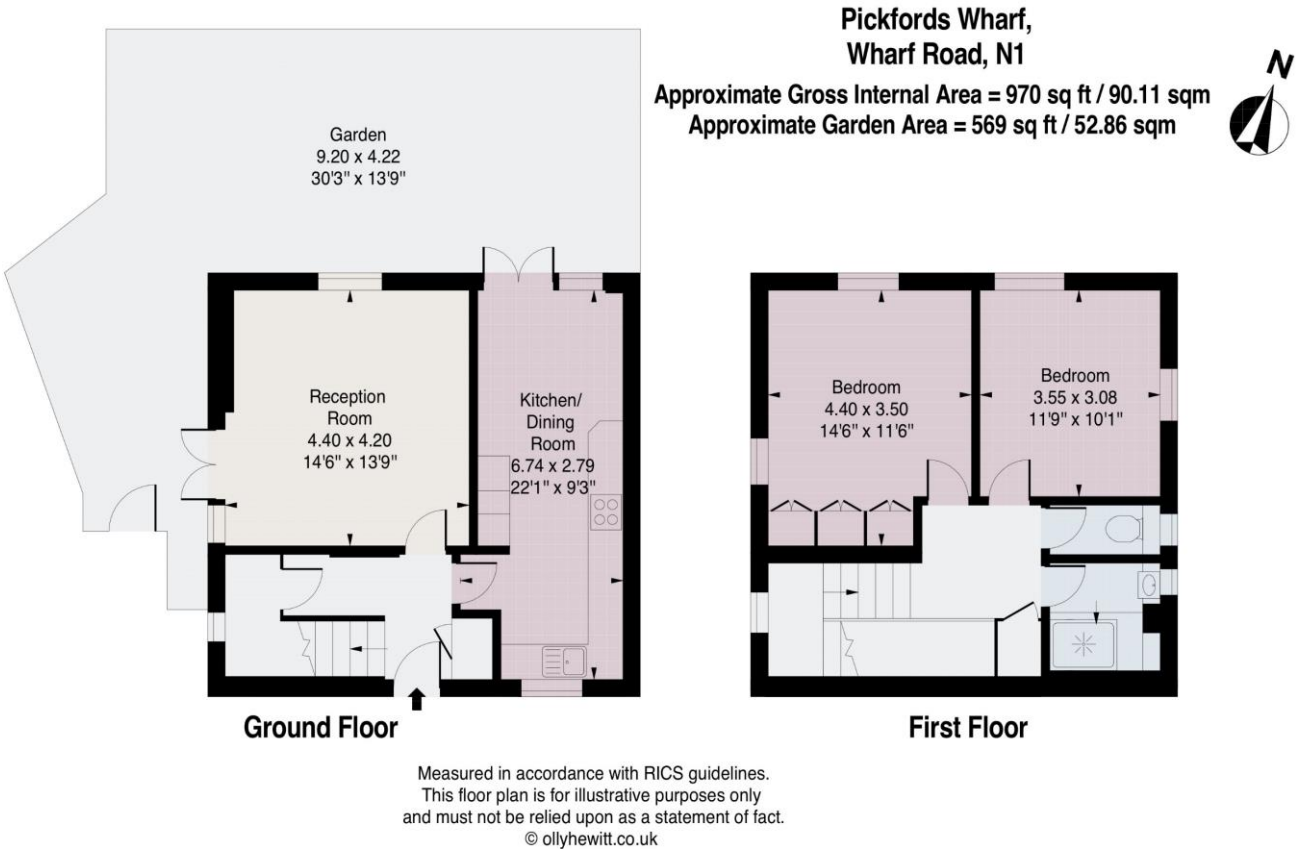
All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office. Telephone: +44 (0) 207 226 1313.





Pickfords Wharf, Wharf Road, London, N1  
Gross Internal Area 970 sq ft, 90.1 m<sup>2</sup>

Dan Fox  
Islington  
+44 (0) 207 226 1313  
dan.fox@savills.com



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>	68	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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