



## A beautiful two bedroom garden maisonette on Almorah Road

**Almorah Road, London, N1**

£920,000 Share of Freehold





Share of Freehold. • Beautiful garden • Quiet tree lined street  
• Located near to excellent transport links • Own private entrance

### Local Information

Almorah Road is an attractive tree lined street in East Canonbury conservation area, within a short walking distance to the Haggerston tube, plus the wonderful bus routes on Essex Road. Upper Street, Kingsland Road and Angel centre are a short walk away. Close to the bustling shops and restaurants at Southgate Road, with its village-like atmosphere. Islington's Upper Street with its shops, bars and restaurants is also easily accessible. The property has great access to the transport connections - Essex Road station provides a direct link to Moorgate whilst Angel and Highbury & Islington stations are within 1 mile. Haggerston station is 0.7 m away.

### About this property

An elegant well-presented lower maisonette with private garden and it's own entrance in an attractive Victorian terrace on a quiet residential street. This property boasts a beautiful front garden and on the lower level two large bedrooms with built in storage, modern bathroom, hallway storage and direct access to a stunning private garden. Upstairs there is a large bright Kitchen/breakfast room and reception room with large sash windows, wooden floors, high ceilings and beautiful period features.

### Tenure

Share of Freehold

### Local Authority

ISLINGTON, London

### Energy Performance

EPC Rating = C

### Viewing

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





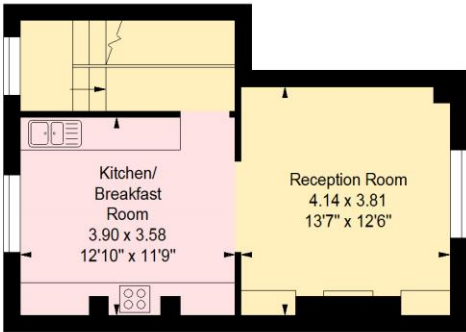




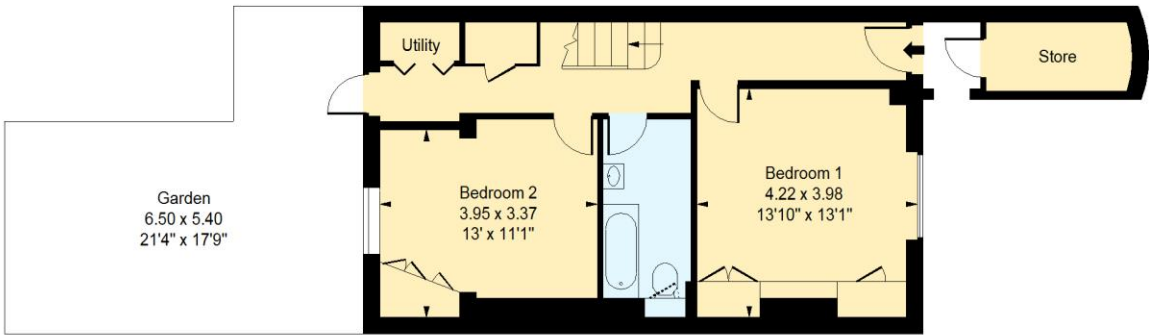
Almorah Road, London, N1  
Gross Internal Area 954 sq ft, 88.63 m<sup>2</sup>

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

**Almorah Road, N1**  
Approximate Gross Internal Area = 954 sq ft / 88.63 sqm  
Approximate Store Area = 35 sq ft / 3.25 sqm  
Approximate Garden Area = 309 sq ft / 28.71 sqm




**Raised Ground Floor**



**Lower Ground 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.  
© ollyhewitt.co.uk

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		
	72	80
England, Scotland & Wales	EU Directive 2002/91/EC 	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210713FLWL

