



Garden apartment in this enviable Canonbury location.

Willow Bridge Road, London, N1

Guide Price £975,000 Leasehold (Lease Expiry March 2171)

savills

Reception room • Kitchen • 2 bedrooms • Bathroom • Rear garden • No onward chain • Large Private garden • Private entrance • Quiet location • Canonbury conservation area

Local Information

Willow Bridge Road sits north of the pretty New River Walk and is a sought after road in the heart of the Canonbury conservation area. It is well placed for the local amenities on Upper Street and the major transport hub at Highbury Corner that includes bus routes, the underground, London Overground and rail links into the City, West End and beyond.

About this property

This garden flat is in an enviable tree lined road in the heart of Canonbury.

Benefiting from high ceilings and a number of period features, this apartment has its own private entrance at garden level. Leading from the main entrance hall are two bedrooms and family bathroom. The separate fully fitted kitchen sits at the rear of the building, as does the large reception room with full height double doors leading out to the private and unusually large garden for a flat of this size. Access to the garden is also gained from a passageway from the side of the building, ideal for bringing a bike or pushchair through for external storage.

Importantly, this apartment is offered chain free.

Tenure

Leasehold (Lease Expiry March 2171)

Local Authority

Islington

Council Tax

Band = E

Ground Rent

Nil

Service Charge

£1200 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.

Two of the images in the brochure have been computer generated.





Willow Bridge Road, London, N1
Gross Internal Area 837 sq ft, 77.8 m²

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Willow Bridge Road, N1
Approximate Gross Internal Area = 839 sq ft / 77.94 sqm
Approximate Garden Area = 1317 sq ft / 122.35 sqm



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.
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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	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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