



74b Offord Road, London, N1 1EB

£450,000

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Alwyne are delighted to present this charming one-bedroom property, situated on the raised ground floor of a beautiful period building on the well-connected Offord Road.

The property features a well-proportioned bedroom located on the right as you enter, one bathroom, and an open-plan living room and kitchen area. The large windows allow an abundance of natural light to fill the space, complementing the characterful original floorboards that have been thoughtfully preserved.

Additionally, this flat benefits from access to a shared garden, which is shared with the basement flat—a perfect spot for relaxation or entertaining outdoors.

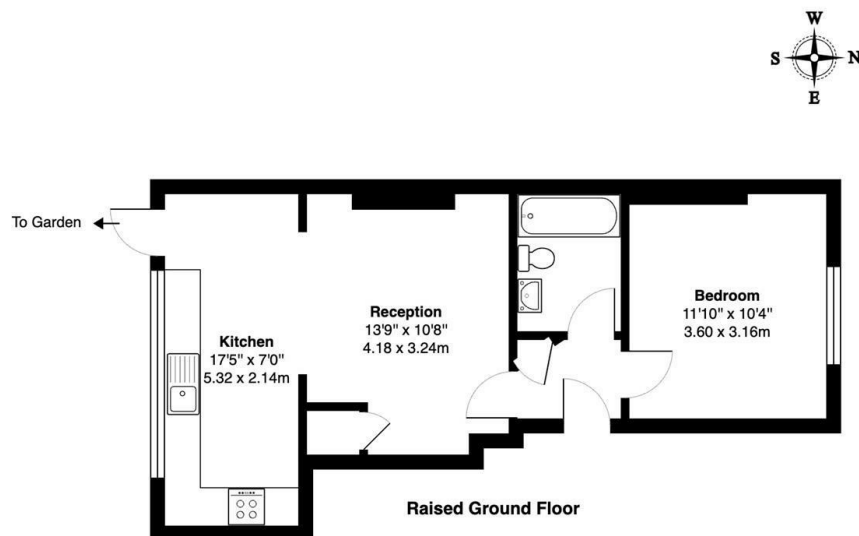
Lease Details:

125 years from the 25th March 1995



Council Tax Band:





Raised Ground Floor

Offord Road N1

Total Gross Area: 470 ft² ... 43.7 m²

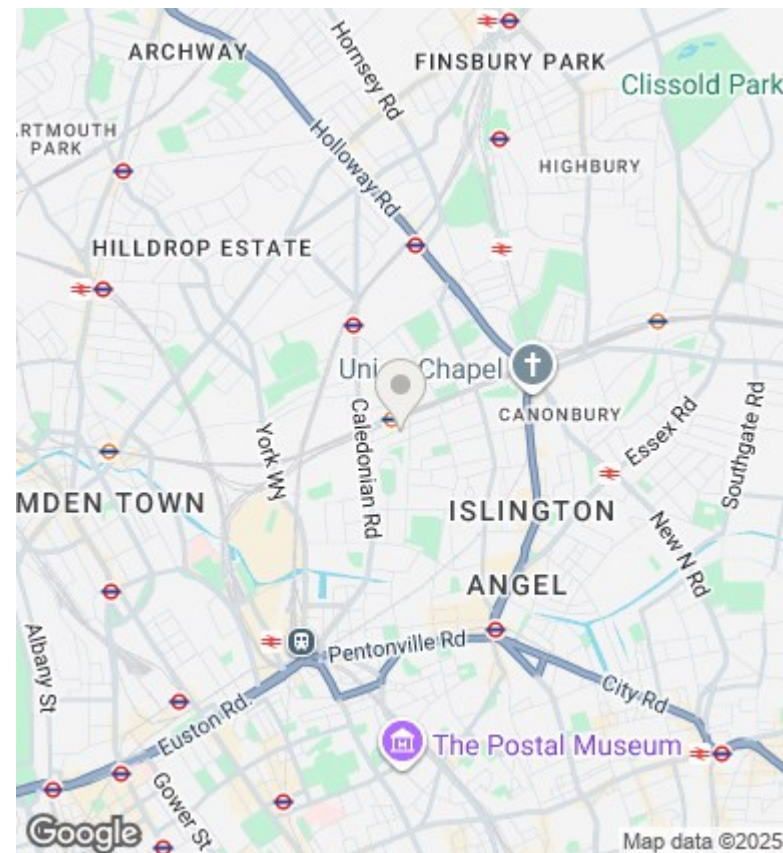
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





