LIVINGSPACE ESTATE AGENTS

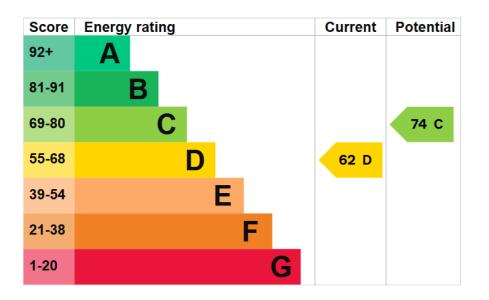


Ramsey Walk, London, N1 2RE

We are pleased to offer this beautifully presented three-bedroom split-level purpose-built maisonette, arranged over three spacious floors and offered chain free with vacant possession. The property boasts a generous front patio, perfect for outdoor seating or additional storage, and welcomes you into a bright and airy interior with neutral décor throughout. The ground floor features a well-proportioned kitchendiner ideal for everyday living and entertaining, a separate WC/cloakroom for added convenience, and a large, light-filled lounge. Upstairs, the home offers three comfortable bedrooms and a modern family bathroom. Set in a quiet, residential enclave between Essex Road and Upper Street, this home benefits from an enviable Islington location, just moments from a wide range of independent shops, cafés, restaurants, and green spaces. Excellent transport links are within easy reach, with Canonbury Overground Station less than 5 minutes' walk and Highbury & Islington Station (Victoria Line, Overground, and National Rail) around 10 minutes away. This well-maintained maisonette offers flexible living space across three floors, making it an ideal purchase for families, first-time buyers, or investors alike. Must be seen – available now!

Leasehold: £625,000



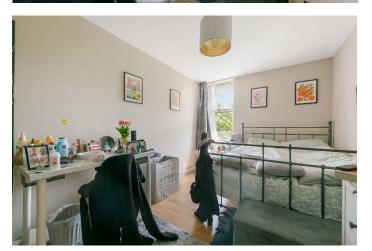


£625,000 Subject to Contract Tenure: Leasehold Lease term: 178 Years Approx Approximate Area: 988sq. ft. / 91.8 sq. m Local Authority: Islington Council Service charge/ ground rent £2099 PA





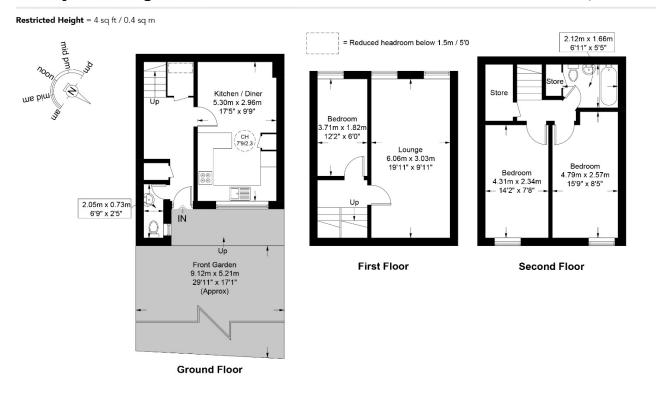








Approximate Gross Internal Area = 988 sq ft / 91.8 sq m



Ramsey Walk Islington, N1



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

Certified Property RICS Measurer

Disclaimer - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structured survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide price only and should be checked and confirmed by your solicitor prior to exchange.