



## 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 kitchen-diner 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**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74 <b>C</b>
55-68	<b>D</b>	62 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

£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



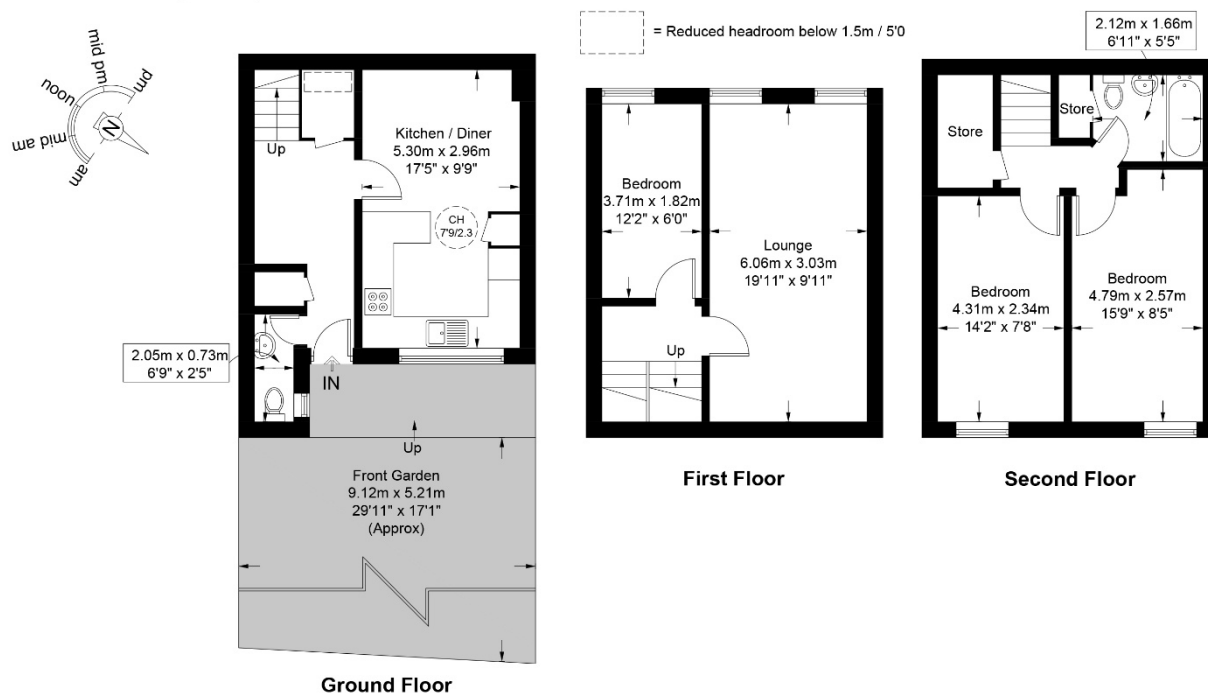




## Ramsey Walk Islington, N1

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

Restricted Height = 4 sq ft / 0.4 sq m



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.



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