



# Westbourne Road

Barnsbury, N7

Asking Price £850,000

A spacious 2 bedroom raised ground floor apartment located in Barnsbury with private garden.

CHESTERTONS



# Westbourne Road

## Barnsbury, N7

- Raised ground floor
- 2 double bedrooms
- Impressively large bathroom
- South facing private garden
- Close to transport links





A unique and spacious 2 bedroom raised ground floor apartment located in Barnsbury with private garden. The property is bright and spacious and comprises; master bedroom with the substantially sized windows allowing the light to floor in; the second bedroom is well-sized perfect for an office or spare bedroom but if needed would comfortably fit a double bed; the hallway benefits from good sized built in storage; the bathroom is impressive with floor to ceiling opaque doors/windows, cement tiling, and luxurious spa rain shower. The kitchen is contemporary and fully equipped with trendy terrazzo floor tiles; the living room is incredibly spacious with plenty of room for entertaining as well as a built-in bespoke dining nook; the living room leads on to the private South facing garden. The property affords superb access to the transport at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London; the London Overground with Caledonian Road and Barnsbury Station; and Caledonian Road Station (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only a short walk away. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just two streets away. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. In addition, the transport hub of Kings Cross/ St Pancras International lies at the Southern end of Caledonian Road. The new Kings Cross regeneration/ development which includes Granary Square, new restaurants and shops, and a brand new Waitrose, are within close proximity.

**Tenure:** Share of Freehold 989 years 4 months

**Service Charge:** £900

**Ground Rent:** £0

**Local Authority:** Islington Council

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(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		
England, Scotland & Wales EU Directive 2002/91/EC		

## Chestertons Islington Sales

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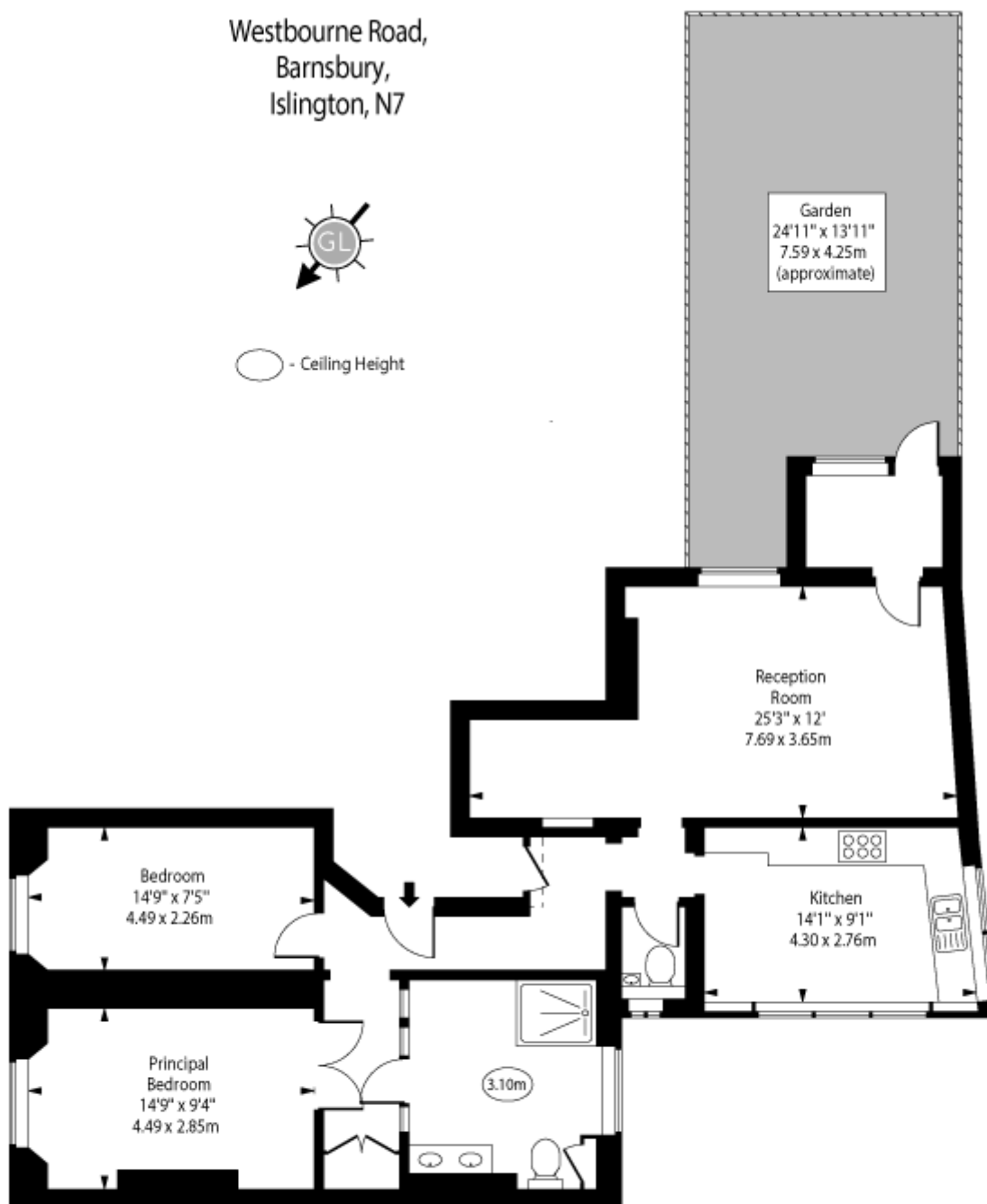
020 7359 9777

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Westbourne Road,  
Barnsbury,  
Islington, N7



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      970 Sq Ft - 90.11 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 022805MS

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