



Offord Road

Barnsbury, N1

Offers in excess of £900,000

A light filled two double bedroom maisonette, benefitting from sole use of the rear garden and well located in the heart of Barnsbury.

CHESTERTONS



Offord Road

Barnsbury, N1

- Two double bedrooms
- Maisonette
- Private garden
- Ideally set in the heart of Barnsbury
- Well located for access to Upper Street & Angel
- Ideally situated for access to Coal Drops Yard & Granary Square



A light filled two double bedroom maisonette, benefitting from sole use of the rear garden and well located in the heart of Barnsbury. Accommodation is well balanced and generously proportioned, comprising; a kitchen/dining space set at the front of the raised ground floor, with the reception space set behind. There is also a W.C positioned at the rear of the raised ground floor, along with access to the generous private garden. There are two double bedrooms on the lower level, along with the bathroom suite. It should be noted the larger double bedroom is housed at the rear and provides additional garden access. The property has fantastic links to Upper Street and the international transport hub that is Kings Cross/ St Pancras International. Further transport can be found 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 celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. The new Kings Cross regeneration/ development which includes Granary Square & Coal Drops Yard, new restaurants and shops, and a brand new Waitrose, are within close proximity.

Tenure: Leasehold 93 years 3 months remaining

Service Charge: £1,895 per annum

Ground Rent: £10 per annum

Local Authority: Islington

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	69	77
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

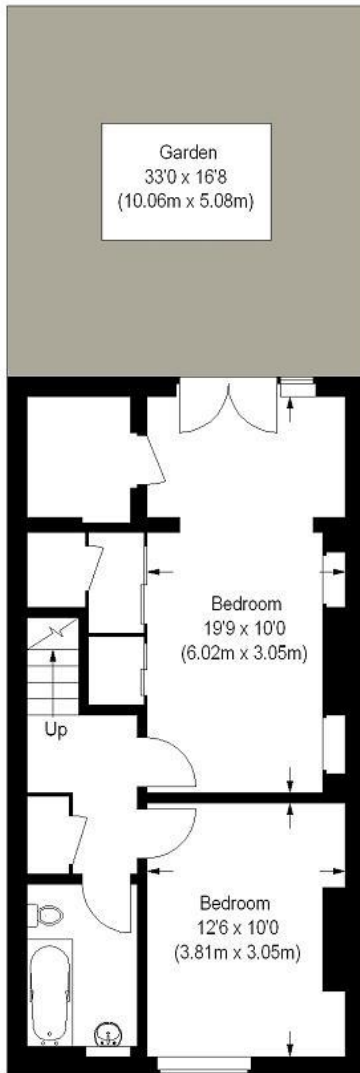
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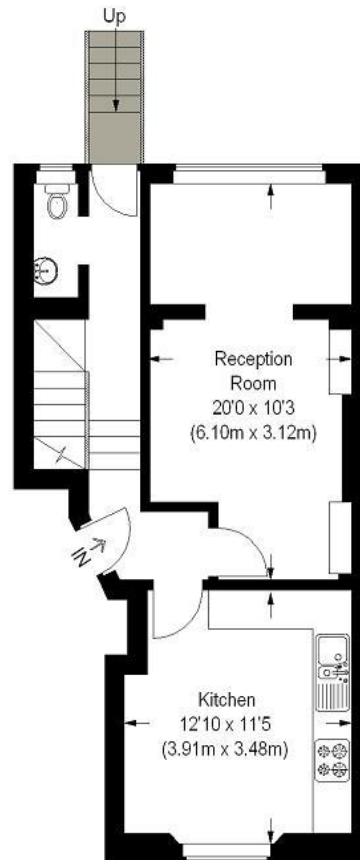
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Approximate Gross Internal Area
Lower Ground Floor = 538 sq ft / 50 sq m
Ground Floor = 452 sq ft / 42 sq m
Total = 990 sq ft / 92 sq m



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Ground Floor = 452 sq ft / 42 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 73011)