



Sheringham Road

Islington, N7

Asking Price £900,000

An incredibly spacious three double bedroom, three bathroom split level maisonette, located in an enviable location moments from Paradise park.



Sheringham Road

Islington, N7

- Three Double Bedrooms
- Spacious Reception Room
- Three Bathrooms
- Private patio
- Close to transport links



An incredibly spacious three double bedroom, three bathroom split level maisonette, located in an enviable location moments from Paradise park. The property is well proportioned comprising; bright spacious living room located on the ground floor with access on to the patio; modern fully-equipped kitchen with plenty of worktop and cupboard space; two bedrooms on the ground floor with the master benefitting from a dressing area and en-suite along with access to the patio; a further bedroom and en-suite down below on the lower level. Sheringham Road affords superb access to the transport at Highbury & Islington station (National Rail & Victoria Line) providing superb links around London, Holloway Road station (Piccadilly Line) with trains through the West End out to Heathrow and the buzz of Upper Street only a short walk. Alternatively the gastro pubs of the Duchess Of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel and the more localised Waitrose (with parking) on Holloway Road.

Tenure: Leasehold 111 years ten months remaining

Service Charge: £1,384.76 per annum

Ground Rent: £200

Local Authority: Islington

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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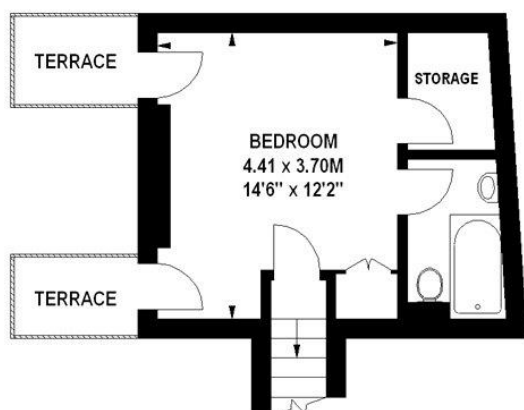
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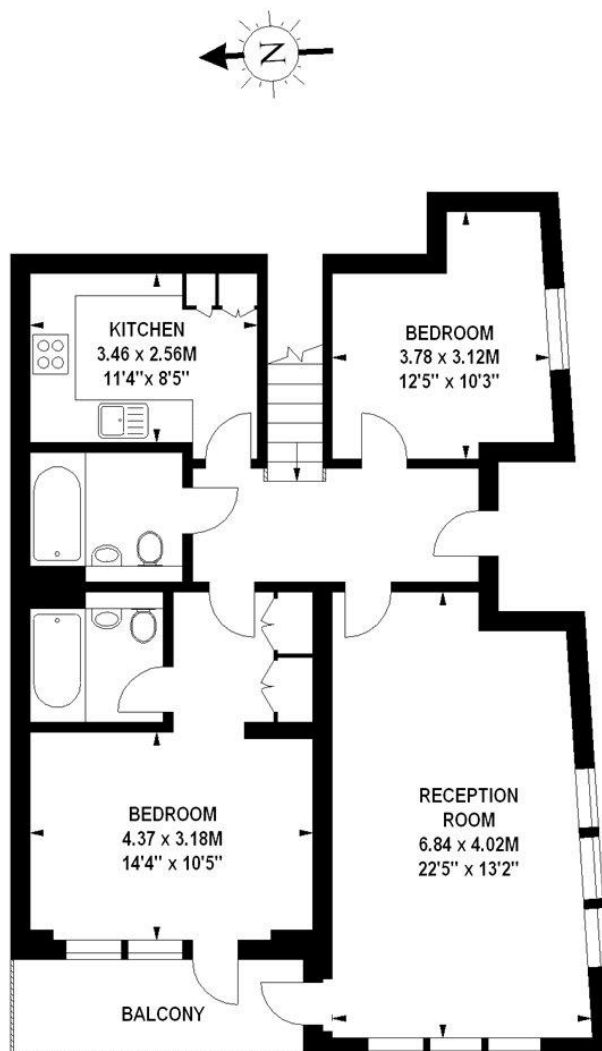
Approximate gross internal area

110.55 sq m / 1190 sq ft



Lower Ground Floor

259 sq ft



Ground Floor

931 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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