



Downham Road

Islington, N1

Asking Price £950,000

A spacious 3 bedroom upper maisonette with accommodation arranged over the top 3 floors of this charming Georgian end of terrace house set within the East Canonbury conservation area.

CHESTERTONS



Downham Road

Islington, N1

- 3 bedroom upper maisonette
- Own private entrance
- 47ft X 22ft private rear garden
- Set within the East Canonbury conservation area
- Offering in excess of 1,000sq ft



A spacious 3 bedroom upper maisonette with accommodation arranged over the top 3 floors of this charming Georgian end of terrace house set within the East Canonbury conservation area. The property benefits from its own private entrance to the side of the house and opening to the raised ground floor where you are greeted by a wonderful 18ft X 12ft reception room encompassing 2 elegant sash windows and shutters. To the rear on the raised ground floor is a kitchen and a shower room. The 1st floor is home to 2 well proportioned double bedrooms, a further single bedroom and a guest WC. On the top floor can be found a loft room with en-suite shower. To the rear is a fantastic 47ft X 22ft private section of the rear garden. The property offers an absolute wealth of accommodation providing an opportunity for flexible use of the space. Downham Road is set in De Beauvoir and conveniently located for access to the trains at Haggerston, Dalston/ Kingsland and Dalston Junction, which form part of the London Overground network, whilst a plethora of shops, bars and restaurants can be found locally, such as the renowned De Beauvoir Deli and the recently opened Goodbye Horses. The shops and delights of Upper Street and Angel are within close proximity. For those wishing to travel by bus, Kingsland Road, Southgate Road and Essex Road provide a number of good routes, with the delights of vibrant, trendy Hoxton and Shoreditch just a short journey away, as are the National Rail, Northern Line trains of Angel Islington and Victoria Line trains of Highbury & Islington.

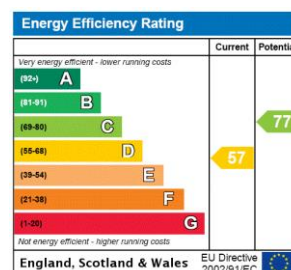
Tenure: Leasehold 82 years 2 months

Service Charge: £950

Ground Rent: £10

Local Authority: Islington

Council Tax Band: E



Chestertons Islington Sales

327-329 Upper Street

Islington

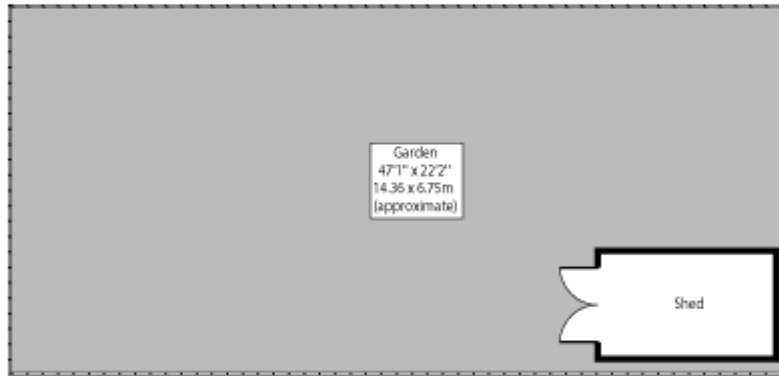
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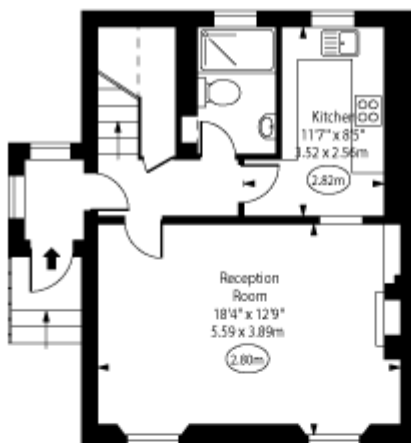


Ground Floor

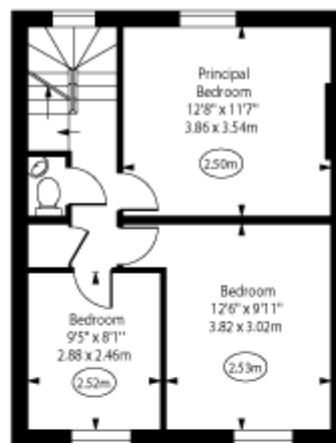
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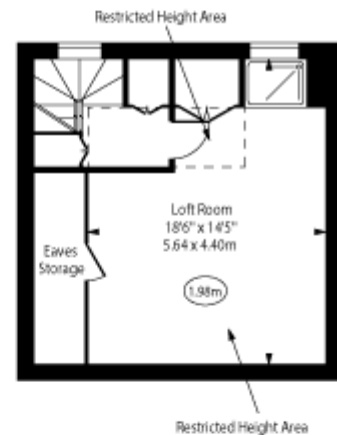
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 1085 Sq Ft - 100.80 Sq M

Approx. Floor Area Including Restricted Heights (Including Eaves Storage) 1268 Sq Ft - 117.80 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 027179R

