

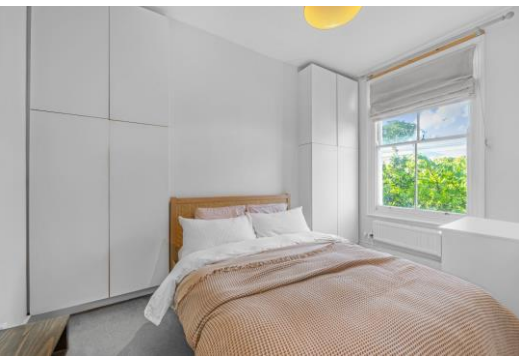


Ockendon Road

Islington, N1

Asking Price £650,000

A bright and spacious 2 double bedroom apartment with private garden located on the first floor of an imposing Victorian house, set on a sought after tree lined street within the East Canonbury conservation area.



Ockendon Road

Islington, N1

- 2 double bedrooms
- Located on the first floor
- Tree-lined sought after road
- Private garden
- Moments from the amenities of Southgate Road



A bright and spacious 2 double bedroom apartment with private garden located on the first floor of an imposing Victorian house, set on a sought after tree lined street within the East Canonbury conservation area. The property is bright and well-presented comprising; two double bedrooms located to the front of the property both with built-in wardrobe space and flooded with light from the large sash-windows; the reception room is generously sized, full of charm, featuring sash windows, original flooring, and plenty of natural light; the separate kitchen is located to the rear of the property and offers plenty of worktop and cupboard space; the family bathroom is contemporary with a bath and over-head shower. The standout feature of this property is the private garden it offers, will mature plants and decking making it the perfect place for entertaining in the summer. There is an array of sought after local amenities which include the independent De-Beauvoir deli, Sweet Thursday pizza restaurant and De-Beauvoir pub all on Southgate Road. The property is conveniently located for access to Angel (Northern Line), Highbury and Islington (Victoria Line), Canonbury (Overground) and Essex Road (Great Northern) with Dalston, Old Street, Hoxton and Shoreditch all found locally. It should be of further note that there are direct bus routes to Kings Cross, Oxford Street, Piccadilly Circus, City of London, St Paul's, Covent Garden and London Bridge.

Tenure: Share of Freehold 993 years 7 months

Service Charge: £484 This covers the buildings Insurance. The property is responsible for 35% of costs

Local Authority: Islington Council

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

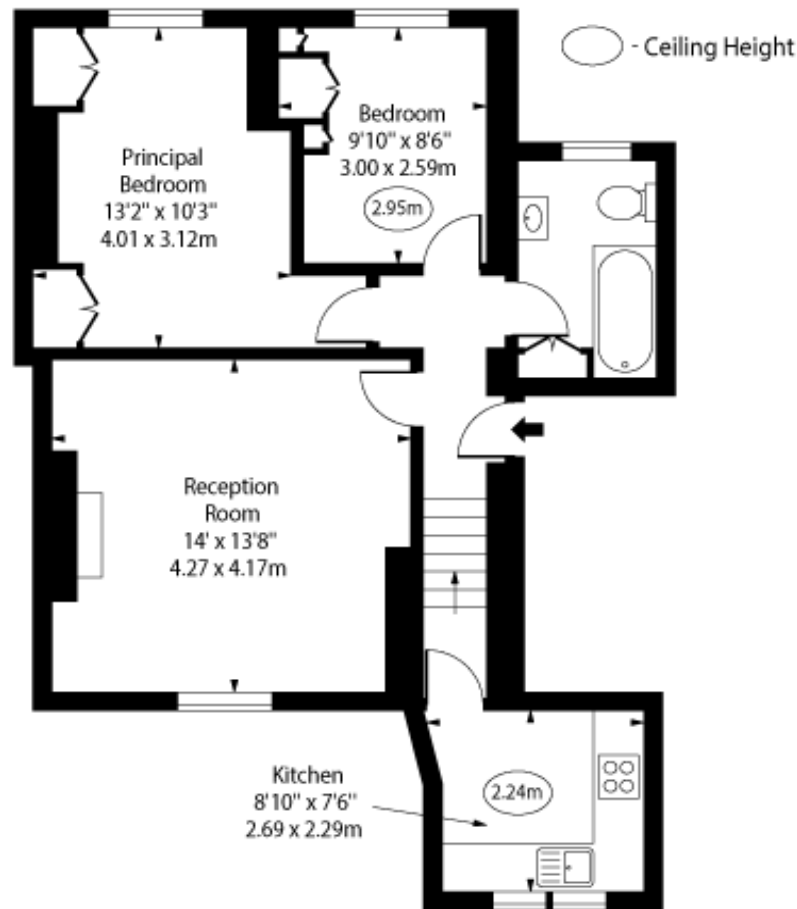
N1 2XQ

islington@chestertons.co.uk

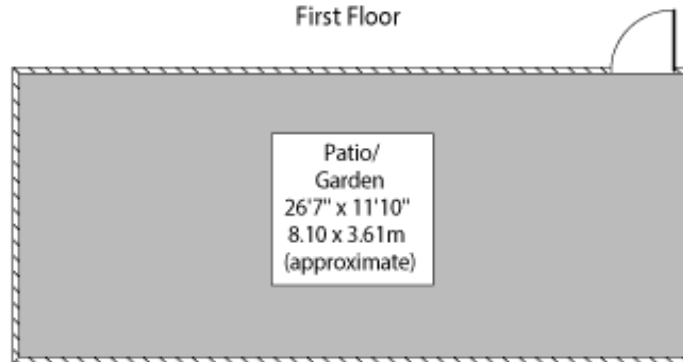
020 7359 9777

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Ockendon Road, N1



First Floor



Ground Floor

Approx Gross Internal Area 612 Sq Ft - 56.85 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 027885E

