



# Downham Road

Islington, N1

Asking Price £900,000

A spacious 3 double bedroom garden maisonette with accommodation arranged over the raised and lower ground floors of this attractive and imposing Victorian House. Set within the East Canonbury conservation area with easy access to local amenities.

**CHESTERTONS**



# Downham Road

## Islington, N1

- 3 double bedrooms
- Private entrance
- Bright and airy kitchen and living room with large sash windows
- Set on the raised ground and lower ground floors
- Private garden
- Set within the East Canonbury conservation area
- Tree-lined sought after road
- Easily accessible to Shoreditch Park, Hoxton, Dalston, Old Street, Haggerston and Essex Road Stations giving quick access to the City and West End.
- Emirates Stadium and Tottenham Hotspurs stadium are within five miles.





A spacious 3 bedroom raised and lower ground floor apartment with generously sized private garden, set within an attractive and imposing Victorian house, set within the East Canonbury conservation area. The property is bright and well-proportioned comprising; 2 double bedrooms located on the lower ground level with a further third bedroom positioned off the landing; the separate kitchen is located on the raised ground floor and offers plenty of worktop and cupboard space along with a large sash window with wooden shutters looking on to the garden at the rear; the living room benefits from original hardwood flooring and large windows with original shutters, tall ceilings also add the sense of space, while the large windows let in plenty of natural light. The garden is the standout feature of the property with plenty of space for both gardening and entertaining. Downham Road is a quiet residential street in East Canonbury and moments from popular De Beauvoir, Islington's Upper Street and Essex Road. It is ideally situated for transport links to The City and the West End, with Haggerston Station (London Overground), Canonbury Station (London Overground) and Highbury and Islington station (Victoria Line) both within walking distance, as well as excellent bus routes from both Essex Road and Southgate Road. There is a lively local community and the renowned, local, De Beauvoir Deli is right around the corner.

**Tenure:** Share of Freehold 92 years 9 months

**Service Charge:** £923 This is the contribution towards the buildings insurance.  
Additional expenditure is split equally with the other flat.

**Ground Rent:** £0

**Local Authority:** Islington Council

**Council Tax Band:** E

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

70 C 91 B

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

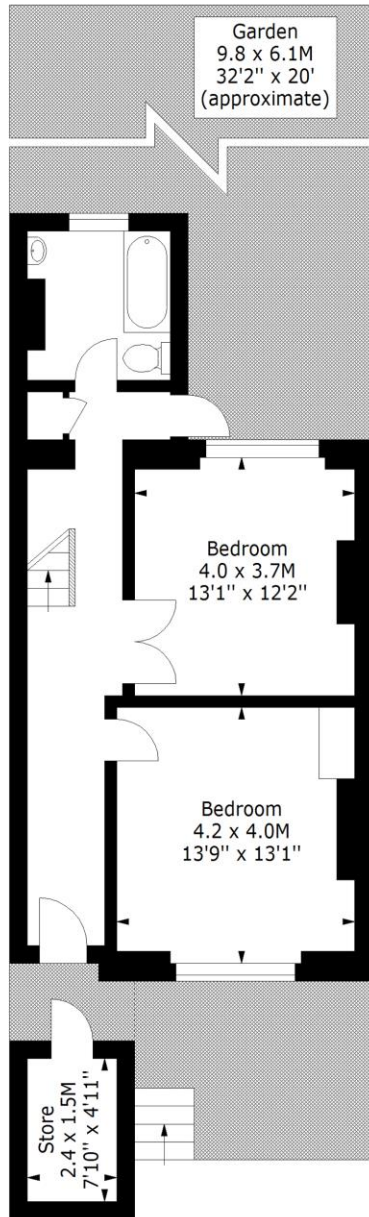
chestertons.co.uk



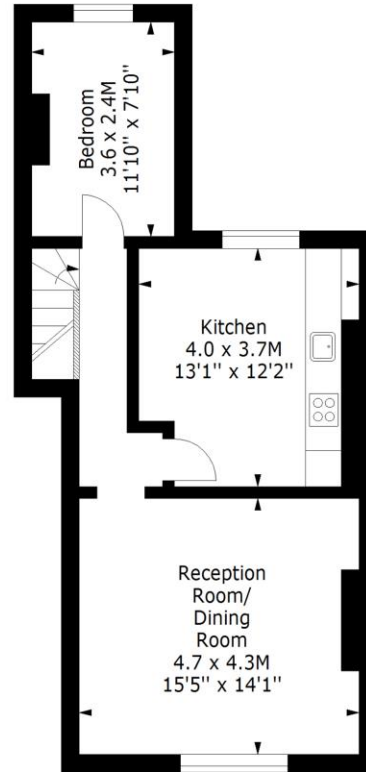
## Downham Road, N1

Approximate gross internal area

106.25 sq m / 1144 sq ft



Lower Ground Floor



Upper Ground Floor

Every attempt has been made to ensure the accuracy of this floor plan  
however, measurements are approximate and for illustration purposes only.  
Measured in accordance with the RICS code of measuring practice. Not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

