



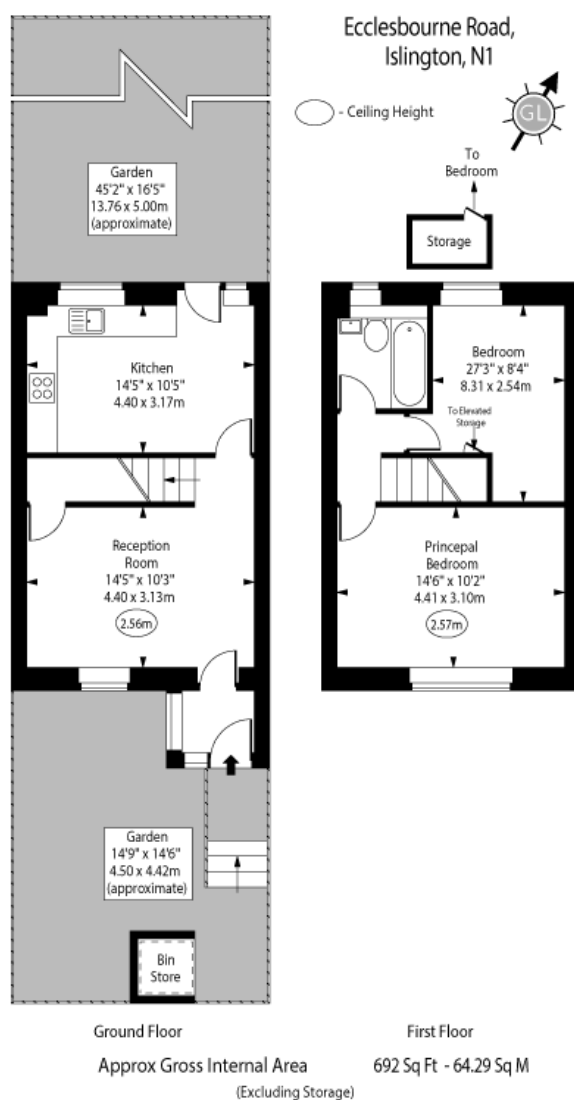
Ecclesbourne Road

Islington, N1

Asking Price £600,000

A 2 double bedroom garden maisonette benefitting from its own private entrance along with private front & rear gardens. The property would benefit from updating but offers a wealth of space in a highly sought after location. Set back from the road behind a private front garden the property occupies a prominent position towards the New North Road end of Ecclesbourne Road, close to Essex Road station. The ground floor is home to the reception room along with a separate kitchen/dining/ family room which opens to the 45ft private rear garden. Stairs lead up to the 1st floor which houses 2 double bedrooms and the bathroom. Ecclesbourne 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.

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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
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Tenure: Leasehold 89 years 8 months
Service Charge: £2125
Ground Rent: £10
Local Authority: (1068) Islington Council

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