



Offord Road

Barnsbury, N1

Asking Price £1,350,000

A beautifully presented 3 double bedroom maisonette arranged over three floors of a charming Victorian mid terraced house. The property benefits from its own private entrance and sole use of a 40 ft rear garden.

CHESTERTONS



Offord Road

Barnsbury, N1

- Three bedrooms set across three floors
- Sole use of 40 foot garden
- Own private entrance
- Set in the Barnsbury conservation area
- Superb transport links



A beautifully presented 3 double bedroom maisonette arranged over three floors of a charming Victorian mid terraced house. The property benefits from its own private entrance and sole use of a 40 ft rear garden and sits within the Barnsbury conservation area. The lower ground floor features a spacious reception room leading to a bespoke, high-specification kitchen, seamlessly opening on to the landscaped private garden. The family bathroom is located off the landing and benefits from a luxury bathtub and stylish finishes. Two generous double bedrooms occupy the raised ground floor, with the rear bedroom opening onto a private balcony featuring cast-iron stairs that provide direct access to the garden. The principal bedroom is located on the first floor offering a optimal privacy from the rest of the home. The flat is located on the section of Offord Road between Caledonian Road and Hemingford Road, affording superb access to the transport hub of Kings Cross/St Pancras in one direction with Caledonian Road Underground (Piccadilly Line) Station in the other, both of which provide excellent links around London, as well as the numerous bus routes that are almost on the doorstep. As well as these, Caledonian Road and Barnsbury Station (London Overground) is just around the corner. It should be noted that the buzz of Upper Street is also only a short walk away. The celebrated gastropubs the Duchess Of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury. In addition, the transport hub of Kings Cross/ St Pancras International lies at the Southern end of Caledonian Road. The recent Kings Cross regeneration includes Granary Square, with a fantastic array of restaurants and shops along with a large Waitrose all within close proximity.

Tenure: Leasehold 94 years 2 months

Service Charge: £1992

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: E

Chestertons Islington Sales

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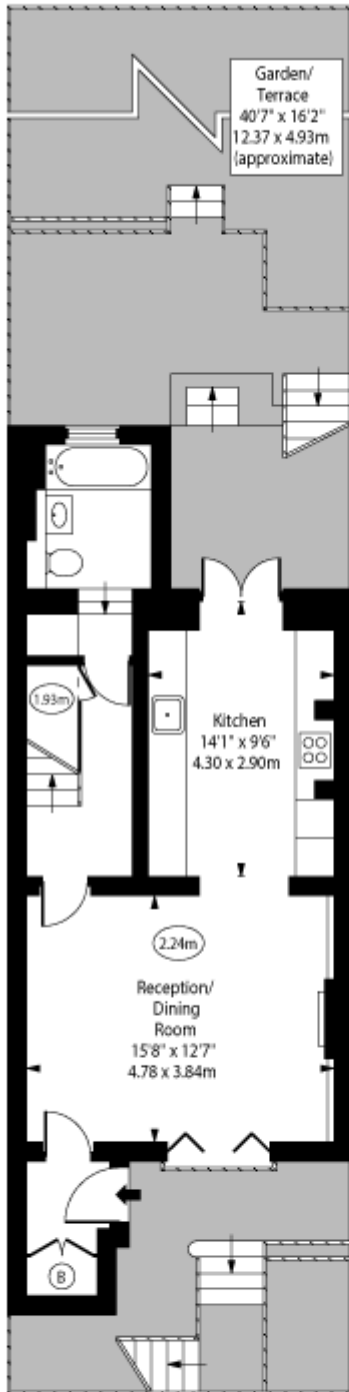
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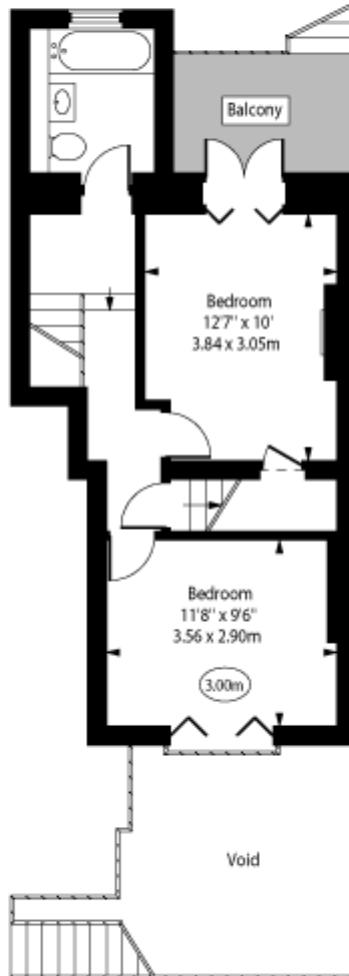
Offord Road,
Barnsbury,
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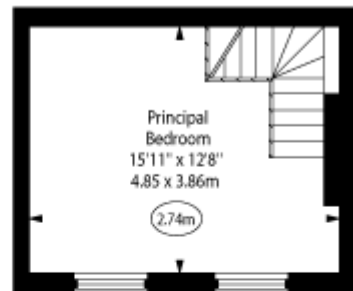
○ - Ceiling Height



Lower Ground Floor



Raised Ground Floor



First Floor

Approx Gross Internal Area 1101 Sq Ft - 102.28 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. Not To Scale.
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