



# Ecclesbourne Road

Islington, N1

Asking Price £875,000

An incredibly spacious 4 double bedroom maisonette with generous private front and rear gardens situated within a well-located Local Authority Development moments from the amenities of Southgate Road and Essex Road.

**CHESTERTONS**





# Ecclesbourne Road

## Islington, N1

- 4 double bedrooms
- 2 reception rooms
- Separate kitchen
- Private 44 foot garden
- Superb location





An incredibly spacious 4 double bedroom maisonette with generous private front and rear gardens situated within a well located Local Authority Development moments from the amenities of Southgate Road and Essex Road. Accommodation is set across the ground and first floor and benefits from its own entrance; downstairs comprises of 2 reception rooms; separate modern kitchen and contemporary shower room; the living room leads on to the generously sized 44 foot private garden which directly leads on to the communal play area; upstairs are the 4 double bedrooms along with the contemporary bathroom. Ecclesbourne Road is a tree lined residential turning in East Canonbury, affording superb access to the transport connections at Canonbury station (London Overground), Highbury & Islington station (London Overground & Victoria Line). Additional transport can be found at Essex Road station, with trains to the City and of course Angel Underground (Northern Line) providing easy access to the City and West End, with the transport hub that is Kings Cross/ St Pancras International just 1 stop away. The localised shops of Tesco and Sainsbury can be found at Essex Road and New North Road respectively. Access in to central Islington and Islington Green, with the plethora of bars, restaurants, cafes and shops is provided by the bus routes of Essex Road, which itself also provides good alternatives to the supermarkets noted above. Of course, the cafes of Newington Green and De Beauvoir are easily accessible, along with the renowned, local, De Beauvoir Deli.

**Tenure:** Leasehold 89 years 6 months

**Service Charge:** £2928

**Ground Rent:** £10

**Local Authority:** Islington Council

**Council Tax Band:** D

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		
		72 C	82 B

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

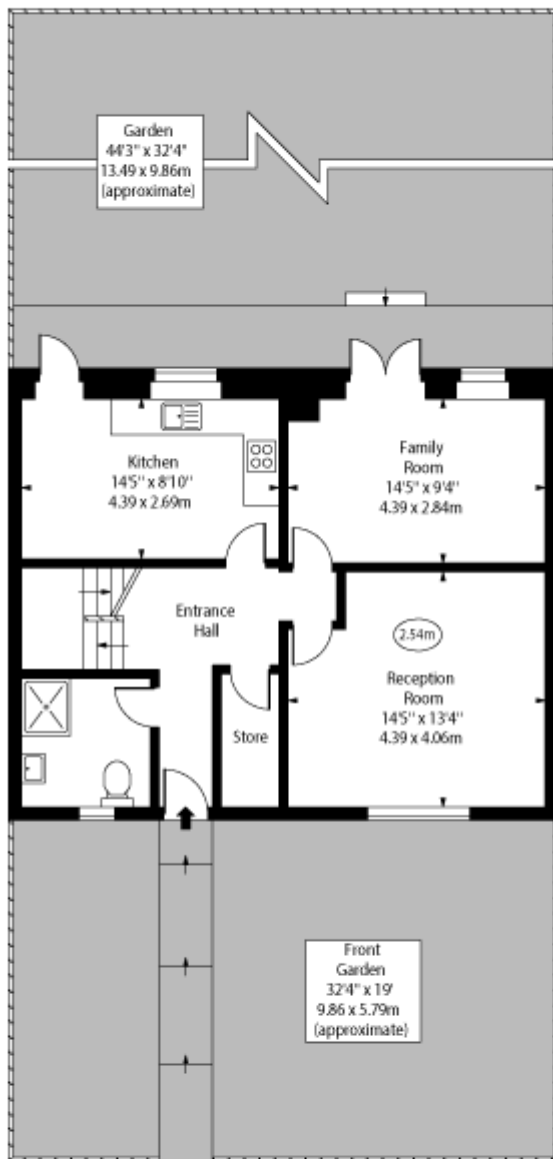
London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

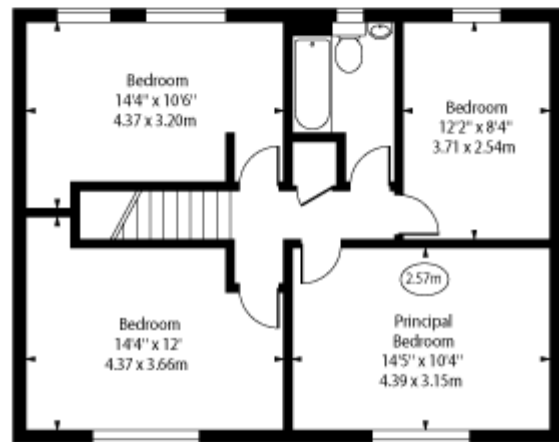


Ground Floor

Ecclesbourne Road, N1



○ - Ceiling Height



First Floor

Approx Gross Internal Area 1362 Sq Ft - 126.53 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.  
www.goldlens.co.uk  
Ref. No. 029981K

