

Frank Harris

— & Co. —



New North Road, Islington, N1

£1,300,000

A delightful three bedroom Share of Freehold property set over three floors which has been thoughtfully refurbished to a very high standard by the current vendor. With double glazed sash windows, new flooring, an abundance of storage, underfloor heating downstairs and in the bathrooms, a new staircase, bespoke kitchen with Bosch appliances, a wine fridge, feature fireplaces, column radiators and a roof light added to bring in natural light. Approx. 1134 sqft.



The ground floor of the property has a closet to store coats etc, an original fireplace, wall panelling, under stairs storage, a breakfast bar and replica cornicing. A first floor main bedroom suite has substantial fitted storage, a semi en-suite, rainforest shower, utility cupboard with a separate washer/ dryer, roll top bath and heated towel racks. Two further bedrooms can be found on the second floor which has a vaulted ceiling with insulation and storage.

This amazing property has an abundance of additional details added including a Smart Home system which controls the heating, camera and doorbell, sockets with USB-A/USB-C connectivity, the front and rear walls were reinforced , newly asphalted front stairs, the chimney has been removed from all three rear rooms on three floors.

The shops, cafes and restaurants of Upper Street, and Hoxton are also within easy reach.

A period property within an easy commute to the City or the many bars and restaurants of Islington and leafy North London, both Old Street and Essex Road station are within easy reach along with numerous bus routes.

- Three Double Bedrooms • Two Bathrooms • Refurbished Throughout •
 - Shared Garden • Bespoke Kitchen • No Onward Chain •
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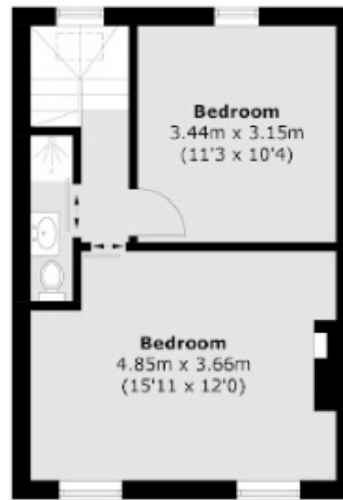




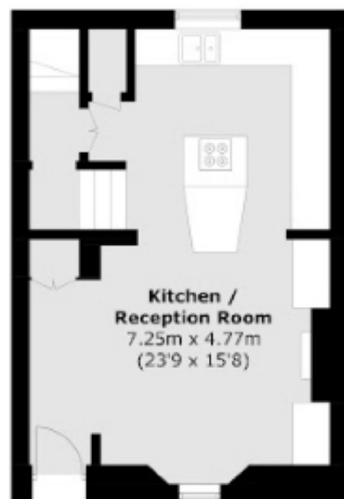


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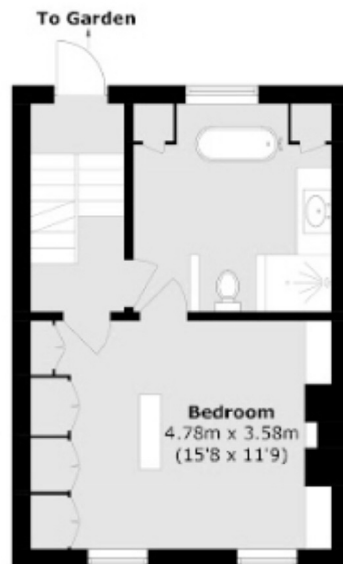
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Second Floor



Ground Floor



First Floor

Total area (approx.) 105.35 sq. m (1134 sq. ft)

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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

