



Morton Road, N1 3BB

£1,100,000  
Share of Freehold



# Morton Road

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Nestled in the heart of De Beauvoir, this stunning 814 sqft / 75.6 sqm split-level garden flat offers a perfect blend of modern living and period character charm. Presented to an impeccable standard, this two bedroom home is move-in ready and a wonderful opportunity to own a turnkey home in a highly sought-after location.

The spacious open-plan living area is filled with natural light, featuring high quality finishes and fittings throughout. A newly renovated bathroom, two spacious bedrooms, and abundant storage make it as practical as it is beautiful. The modern kitchen provides ample space, perfect for entertaining, with direct access from the living-dining areas to your gorgeous private garden.

Located on quiet Morton Road, moments from De Beauvoir Deli, vibrant local cafes, shops, and excellent transport links including Essex Road (National Rail), Angel (Northern Line) and Highbury & Islington (Victoria Line, Overground and National Rail).

- 814 sqft / 75.6 sqm
- Two Double Bedrooms
- Large Private Garden
- Newly refurbished bathroom
- Bright and Spacious Living
- Share of Freehold
- Fantastic Location
- EPC - C Rating





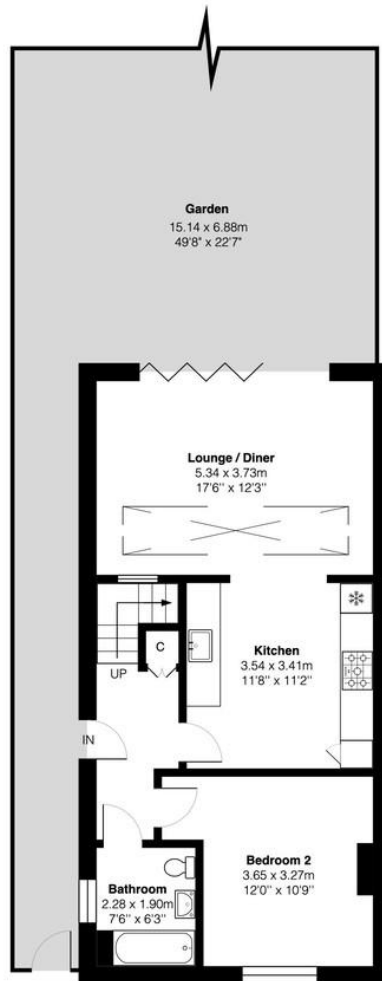


# Morton Road N1

Approximate Gross Internal Area = 814 sq ft / 75.6 sq m

# DAVID ANDREW

your most valuable asset



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## General Contact

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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

