

Lough Road

Islington, N7

Asking Price £650,000

A spacious two bed, two bath ground floor lateral apartment converted from a former carpet factory on a popular residential street, benefitting from its own private entrance, patio space all located a stones throw from Paradise Park.

CHESTERTONS









Lough Road

Islington, N7

- A well proportioned lateral apartment
- Two double bedrooms
- Two bathrooms
- Own private entrance and outside space
- A stones throw from Paradise Park
- Within a short distance to Highbury & Islington station



A spacious two bed, two bath ground floor lateral apartment converted from a former carpet factory on a popular residential street, benefitting from its own private entrance, patio space all located a stones throw from Paradise park.

This well presented and well balanced apartment comprises, a welcoming entrance hall accessed via the properties own front door, a spacious semi open plan reception room with room for a dining table and kitchen that is well equipped, a large principal bedroom with built in wardrobes and a ensuite shower room, the 2nd bedroom is a fantastic sized double bedroom and there is a separate fully tiled family bathroom. At the front of the property there is a private garden space that can be accessed via the reception room.

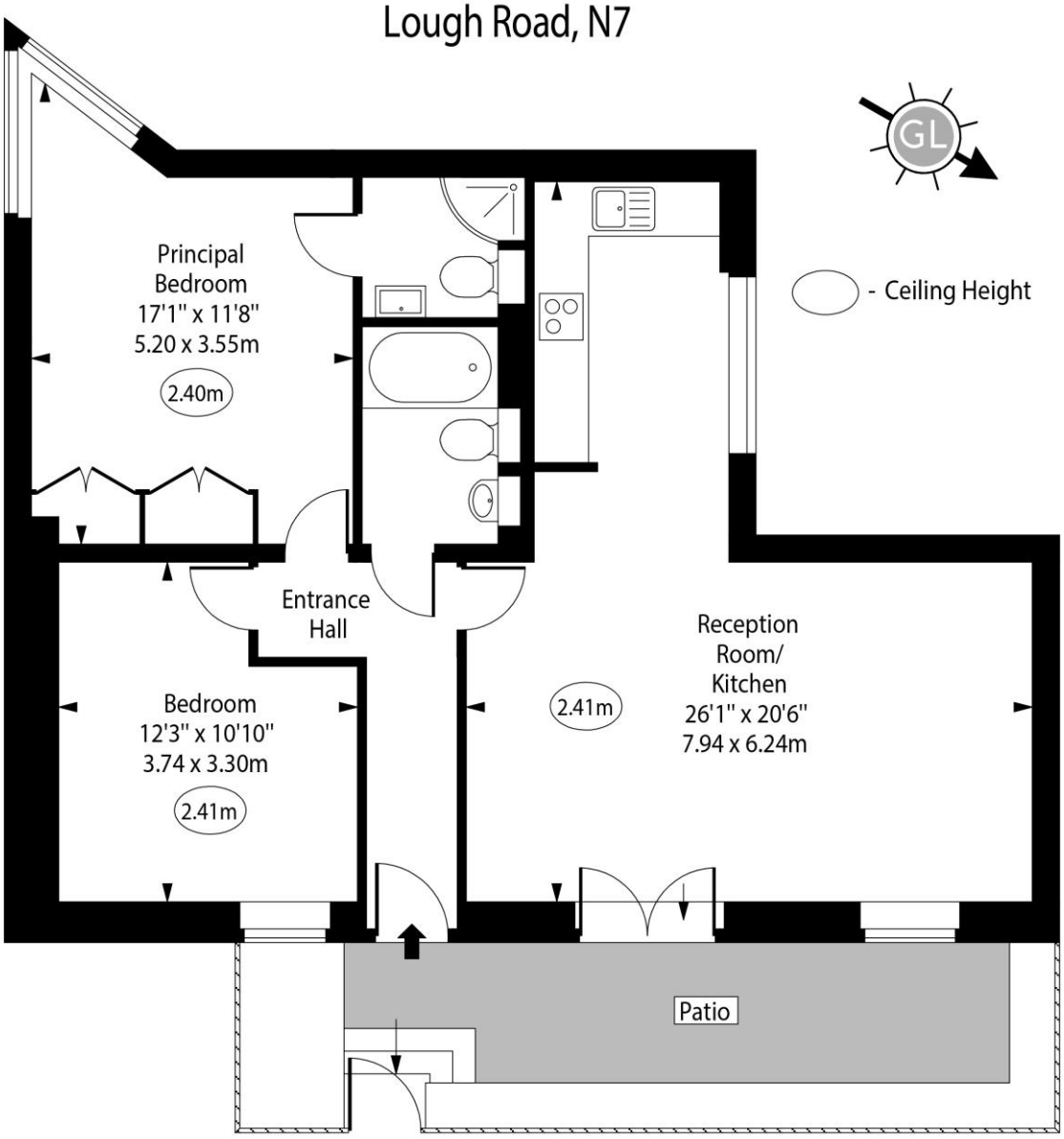
The property affords superb access to the transport at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London; the London Overground with Caledonian Road and Barnsbury Station; and Caledonian Road Station (Piccadilly Line) with trains through the West End out to Heathrow being the closest Underground station. The celebrated gastropubs the Duchess Of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just streets away on Hemingford Road. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. In addition, the transport hub of Kings Cross/ St Pancras International lies at the Southern end of Caledonian Road. The property is conveniently located for access to the new Kings Cross regeneration/ development which includes Granary Square, new restaurants and shops, and a brand new Waitrose.

Tenure: Leasehold 112 years 2 months
Service Charge: £924 Includes buildings insurance
Ground Rent: £350
Local Authority: (1068) Islington Council
Council Tax Band: E

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Ground Floor

Approx Gross Internal Area 800 Sq Ft - 74.32 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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