



Westbourne Road

Islington, N7

Offers In Excess Of £1,000,000

A stunning 3 bedroom split level maisonette that has been tastefully renovated by the current owners boasting over 1220sqft of living space and a short distance to sought after schools & fantastic transport links.

CHESTERTONS



Westbourne Road

Islington, N7

- Stunning split level Maisonette
- 3 Bedrooms & 3 Bathrooms
- 25ft living/dining space
- West facing decked private garden
- Over 1220sqft of living space
- Short distance to schools & transport links



A stunning 3 bedroom split level maisonette that has been tastefully renovated by the current owners boasting over 1220sqft of living space and a short distance to sought after schools & fantastic transport links.

This beautifully designed home offers a generous 25ft open-plan living and dining area, filled with natural light connecting to a sleek, modern kitchen. From here, step out onto a west-facing decked garden ideal for relaxing or entertaining with plenty of space to enjoy. Downstairs, the lower ground floor hosts three comfortable bedrooms and a stylish family bathroom. The second bedroom features built-in storage, access to a private patio, and its own en suite. The principal bedroom is a standout, showcasing a bright, design-led layout with a walk-in wardrobe, luxurious shower room, and separate WC, all finished to an exceptional standard.

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. The buzz of Upper Street is only a short walk away. 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 two streets away.

Tenure: Leasehold 895 years 4 months

Service Charge: £1500 Covers Building Insurance per annum

Ground Rent: £0

Local Authority: (1068) Islington Council

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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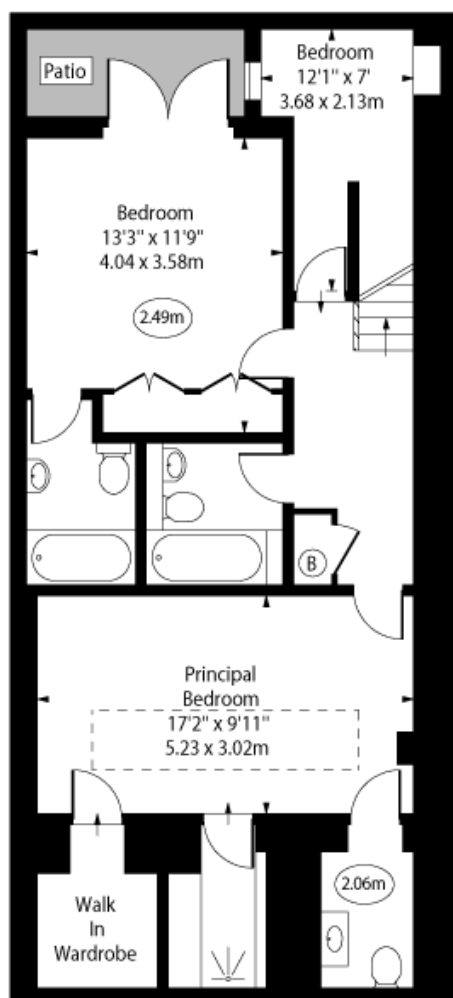
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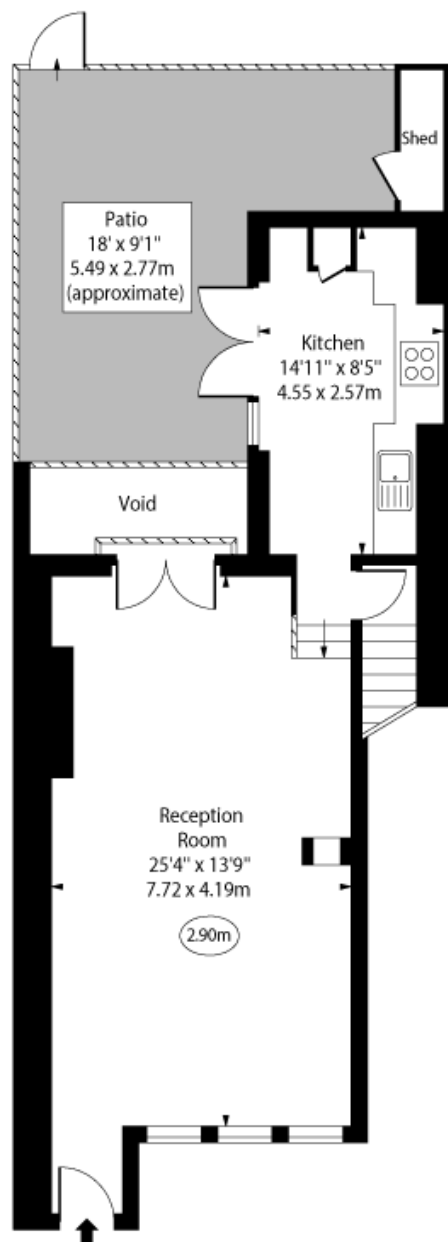
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○ - Ceiling Height



Lower Ground Floor



Ground Floor

Approx Gross Internal Area 1228 Sq Ft - 114.08 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 027347E

