



# Almorah Road

Islington, N1

Asking Price £1,500,000

A stunning and stylish 4 bedroom Upper floor maisonette, complete with a private south facing garden, set within this sought after East Canonbury location. This spacious maisonette boasts stylish fixtures and fittings such as underfloor heating.

**CHESTERTONS**



# Almorah Road

Islington, N1

- Four Bedrooms
- Two Bathrooms
- Separate Reception
- Character Features
- Large Rear Garden
- Own Entrance
- Ideal for Canonbury, Dalston Overground stations



A stunning 4 bedroom maisonette with accommodation arranged over the top three floors of an elegant stucco fronted Victorian mid-terraced house. The property benefits from its own private entrance and exceptionally large rear garden. The property is bright and well-proportioned comprising; four double bedrooms; spacious living room; separate well-sized kitchen; good-sized family bathroom; additional WC; the garden is unusually large for the location. Situated within the ever popular East Canonbury conservation area, on a wide tree-lined road, the property affords excellent access to the transport connections 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, also well served by the many bus links. The transport hub that is Kings Cross/St Pancras International just 1 stop away. Additional transport can be found at Highbury & Islington station (London Overground & Victoria Line). Good access to local convenience shops on Essex Road while central Islington, Upper Street and Islington Green, with the plethora of bars, restaurants, cafes and shops are accessible walking distance. The cafes of Newington Green and De Beauvoir are easily accessible, along with the De Beauvoir Deli, which is locally renowned. The canal provides some delightful walks East towards London Fields & Victoria Park and West towards Angel.

**Tenure:** Leasehold 87 years 3 months  
**Service Charge:** £1015  
**Ground Rent:** £10  
**Local Authority:** Islington  
**Council Tax Band:** E

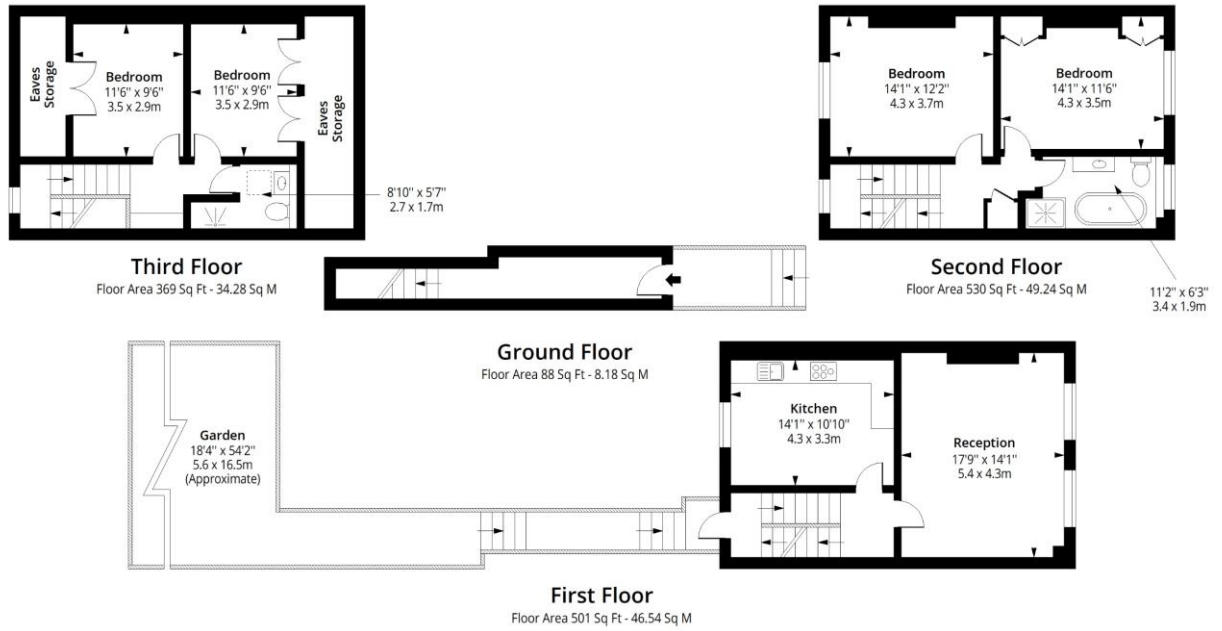
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street  
 Islington  
 London  
 N1 2XQ  
 islington@chestertons.co.uk  
 020 7359 9777  
 chestertons.co.uk

# Almorah Road, N1

Approx. Gross Internal Area 1488 Sq Ft - 138.24 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 2/3/2026

