



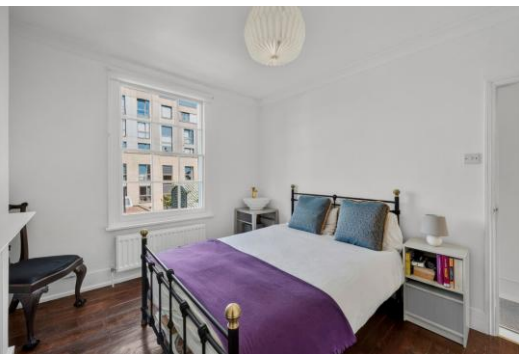
Westbourne Road

Islington, N7

Asking Price £750,000

A bright 2 double bedroom maisonette with accommodation arranged over the top 2 floors of this attractive bay fronted Victorian end of terrace house. The property benefits from its own private entrance and a private roof terrace. On the top (2nd floor) can be found the principal bedroom with 2 sash windows flooding the room with natural light, exposed wood flooring and plantation shutters. To the rear is another double bedroom. Also on this level is a shower room with stairs leading to a secluded private roof terrace. The 1st floor is home to an impressive west facing 15'10 reception room with a separate kitchen/ dining room to the rear. The main bathroom is located on the half landing. Westbourne Road is a delightful tree lined road within Barnsbury, with the property is conveniently positioned for access to the greenery and gardens of Arundel Square, the varied bars, restaurants and boutique shops of Upper Street, along with the trains at transport at Highbury Corner, notably Highbury & Islington station. The gastro pubs of the Drapers Arms and the Albion can be found locally within Barnsbury, along with the ever popular Cafe Sunday.

CHESTERTONS



Westbourne Road

Islington, N7

- 2 double bedroom upper maisonette
- Impressive 15'10 reception room
- Separate kitchen dining room
- Private roof terrace
- Main bathroom plus separate shower room
- Superb access to transport



Tenure: Share of Freehold 998 years 5 months

Service Charge: £400 This covers the flat's share of the buildings insurance. The

Ground Rent: £0 property is liable for 50% of any maintenance works.

Local Authority: Islington

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
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

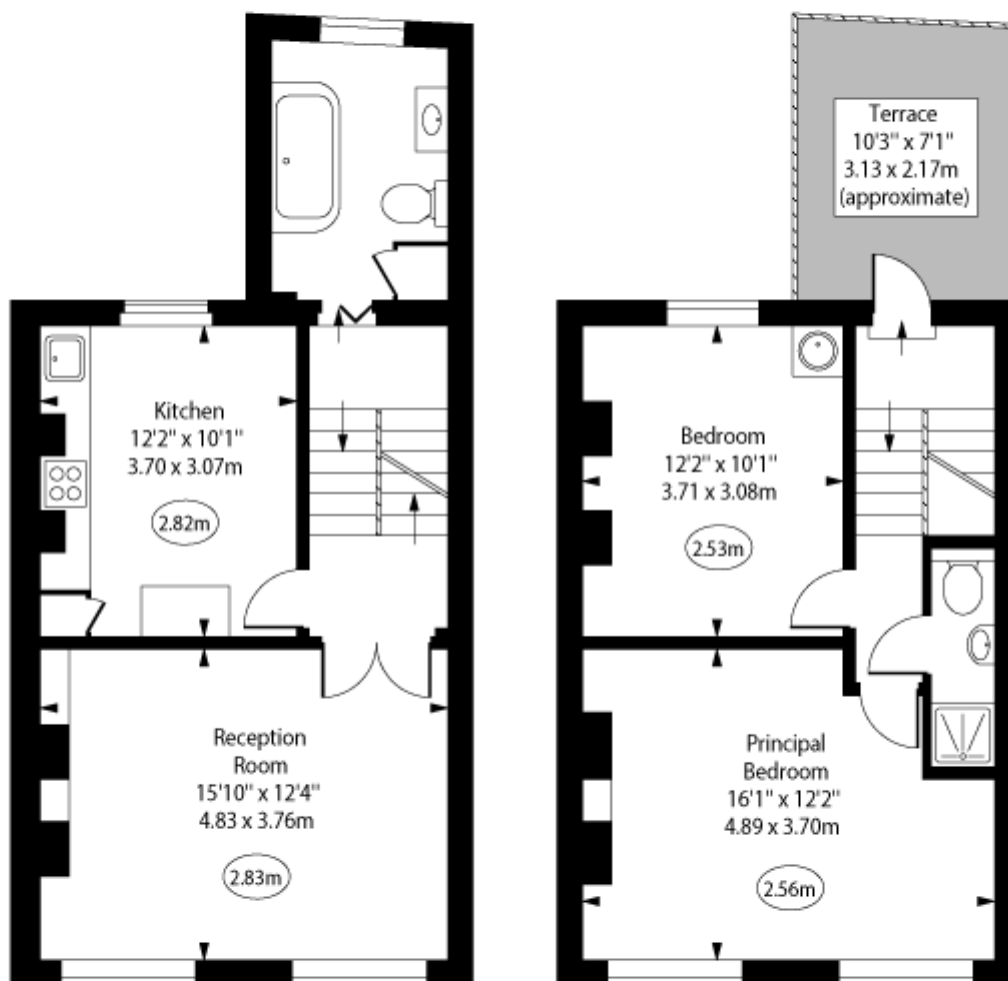
Westbourne Road, N7



○ - Ceiling Height



Ground Floor
Entrance



First Floor

Second Floor

Approx Gross Internal Area

890 Sq Ft - 82.68 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.

www.goldlens.co.uk

Ref. No. 031596J

