



Eburne Road

Islington, N7

Asking Price £1,300,000

A fabulous four - bedroom Victorian house offering flexible living accommodation and a private rear garden located on this quiet residential road with excellent transport links to The City & West End.

The property features a bright reception room, a modern kitchen opening into a conservatory, a family bathroom, and a separate shower room. Four generous double bedrooms are complemented by a versatile top-floor office, ideal for home working or as a hobby room. Outside, the property benefits from both a front patio and a private rear garden, providing excellent outdoor space for entertaining and relaxing.

CHESTERTONS



Eburne Road

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- Four Bedrooms
- Office
- Excellent Location
- Private Garden
- Chain Free



The house sits on a quiet residential road within close proximity of the many amenities on offer at Holloway Road and transport links can be found at mainline Finsbury Park, Holloway Road underground stations plus Upper Holloway Road overground station. The open spaces of Wray Crescent and Finsbury Park are within easy reach.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Islington
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

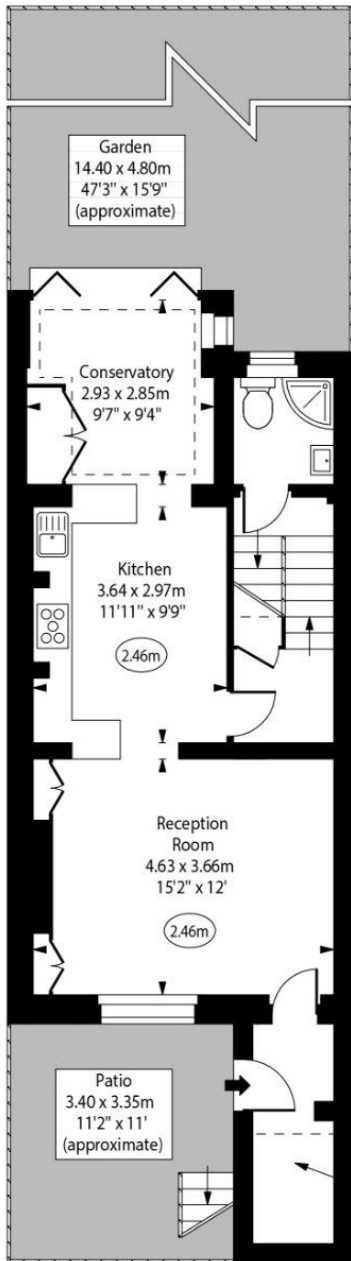
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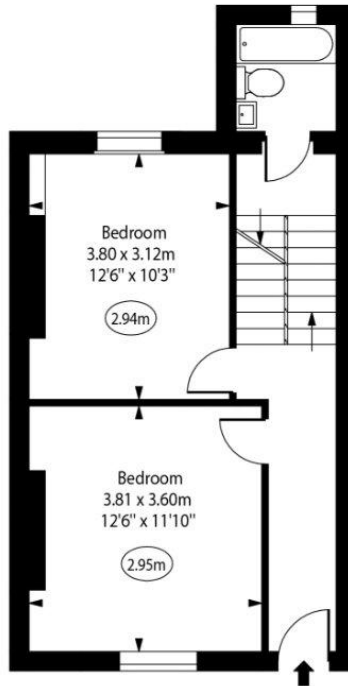
Eburne Road



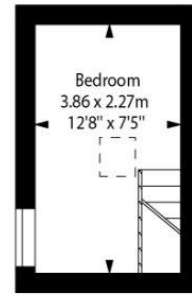
○ - Ceiling Height



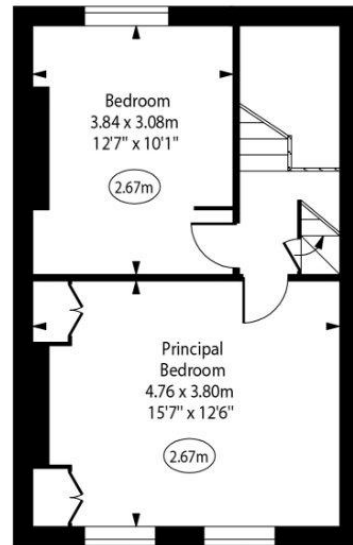
Lower Ground Floor
Gross Internal Area - 567 Sq Ft - 52.67 Sq M



Ground Floor
Gross Internal Area - 427 Sq Ft - 39.67 Sq M



Second Floor
Gross Internal Area - 93 Sq Ft - 8.64 Sq M



First Floor
Gross Internal Area - 396 Sq Ft - 36.79 Sq M

Approx Gross Internal Area 1460 Sq Ft - 135.63 Sq M

Approx. Floor Area Including Restricted Heights 1483 Sq Ft - 137.77 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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