



15b Westbourne Road, London, N7 8AN

£415,000

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Alwyne Estates is delighted to present this beautifully converted one-bedroom flat in the heart of Islington. The property features a well-designed layout with a stylish interior and a warm, comfortable feel throughout. Located in one of North London's most vibrant and sought-after areas, it offers easy access to a wide range of local amenities. Ideal for commuters, the flat benefits from excellent transport links, with Highbury & Islington Station and Caledonian Road & Barnsbury Rail Station both within easy reach, as well as numerous bus routes nearby. A fantastic opportunity to secure a desirable home in a prime location.

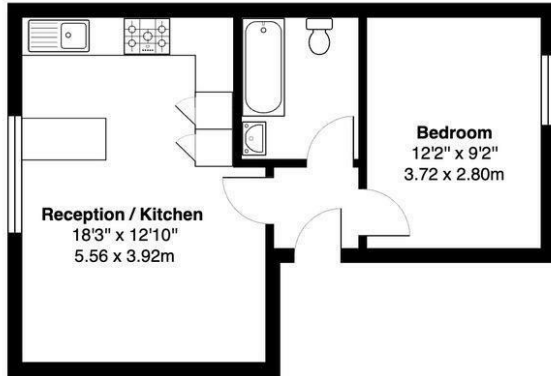
Asking price £420,000
Share of freehold
Service charge £0
Ground rent £0
Offered chain free.

We understand there is an annual contribution in respect of buildings insurance which for the current year is one fifth of £1,721



Council Tax Band: C



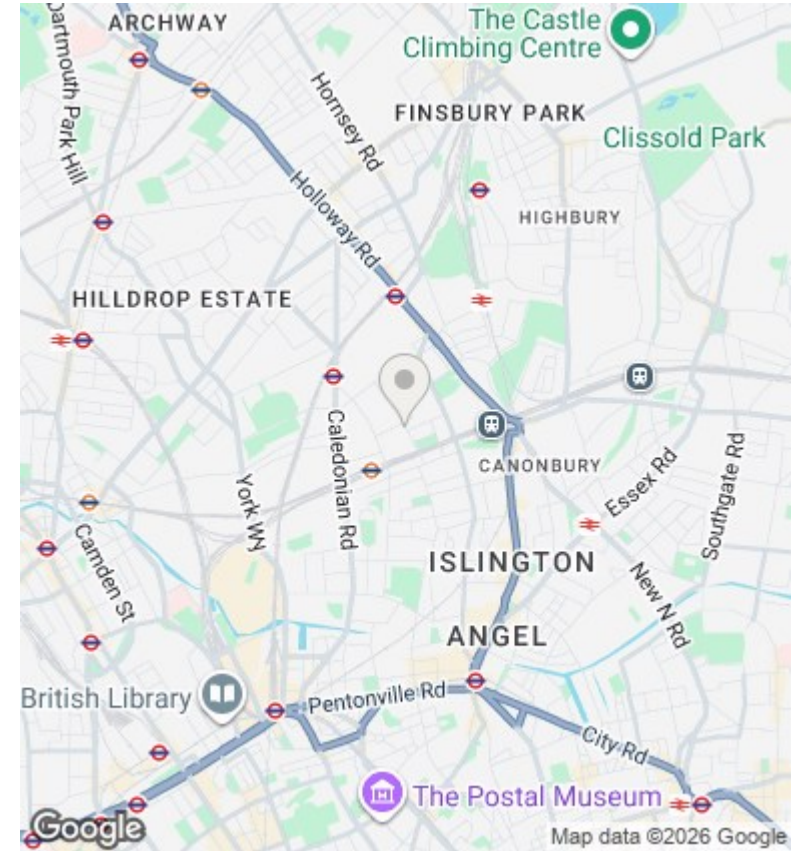


2nd Floor

Westbourne Road N7

Total Gross Area: 418 ft² ... 38.8 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





