



NORTHCHURCH ROAD, LONDON, N1  
£850,000 LEASEHOLD

## A WONDERFUL TWO BEDROOM UPPER MAISONETTE SET IN THIS IMPOSING PERIOD PROPERTY

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## DESCRIPTION:

Spanning 1,247sqft over the upper floors of this grand period terrace in East Canonbury is this fantastic two bedroom flat. The property boasts light filled and well-proportioned rooms and offers great potential to modernise throughout. The living room is flooded in light through large sash windows whilst a separate kitchen diner provides lots of storage and worktop space. Both double bedrooms are set on the upper floor alongside a further bathroom on the top floor. The property further benefits from its own front door, a long lease and is offered to the market chain free.

Nestled between Essex Road and De Beauvoir, Northchurch Road is a quiet tree-lined street that offers an array of local eateries and bars including the De Beauvoir Deli, The Talbot and Scolt Head all within easy reach. The boutique shops and restaurants of Upper Street are close by, whilst some fantastic transport links are also available. Highbury and Islington is 0.9 miles away and offers the closest underground service on the Victoria line and overground services to Moorgate. The East London line is serviced from Essex Road station and Canonbury whilst Angel station is 1 mile away and offers the Northern line. Many bus routes can be found on Essex Road for access to Angel or on Southgate Road for effortless transport to Central London, Shoreditch, Hoxton or the City.

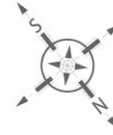
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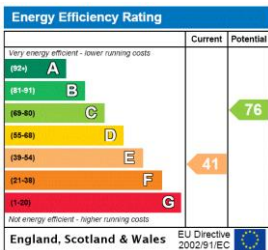
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Approx. Gross Internal Floor Area 1247 sq. ft / 115.93 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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