



OFFORD ROAD, ISLINGTON, LONDON, N1  
£850,000 SHARE OF FREEHOLD

## AN ABSOLUTELY STUNNING TWO BEDROOM, TWO BATHROOM GARDEN MAISONNETTE

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## DESCRIPTION:

This absolutely beautiful two bedroom, two bathroom split level flat is set within a charming Victorian conversion and offers well-proportioned rooms throughout alongside private 41ft south-east facing garden.

The property is offered in excellent condition throughout and has been sympathetically styled to harmoniously blend contemporary design with wonderful period features. An open plan living room kitchen provides a perfect space for entertaining and boasts wooden floors and sash windows and handy WC is located off the upper landing. The integrated kitchen has perfectly designed to incorporate a vast amount of worktop and storage space with shaker style cabinetry providing a clean and sophisticated finish.

Two, double bedrooms are located on the lower floor with master benefitting from ensuite bathroom whilst further contemporary shower room is located off the hallway. The property benefits from plenty of storage located in the hallway with additional use of a vault which is accessed via a private patio to the front, whilst the a sun drenched mature private garden is located to the rear.

Offord Road is ideally located for easy access to the City and the West End and is set moments from the many bars, restaurants and boutique shops on Upper Street. The closest transport links can be found at Highbury and Islington (Victoria Line) with Caledonian Road (Piccadilly Line) also within easy reach. Overground services are located at Caledonian and Barnsbury whilst international transport is facilitated from Kings Cross St Pancras.

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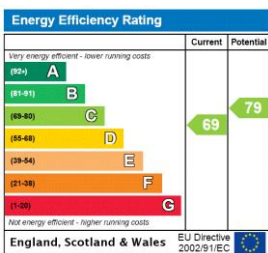
# Offord Road, N1

Approx. Gross Internal Floor Area 794 sq. ft / 73.77 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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