



FIRST AND SECOND FLOOR FLAT, BENWELL ROAD, LONDON, N7  
**£850,000 SHARE OF FREEHOLD**

**A BRIGHT, TWO DOUBLE BEDROOM PERIOD  
CONVERSION SET MOMENTS FROM THE TUBE IN  
N17**

Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## DESCRIPTION:

A stunning, two double bedroom period conversion set across the top two floors of this handsome Victorian building in N7. Standing in excess of 1,000 sqft, the property offers wonderfully bright rooms throughout and is offered to the market on a chain free basis. Accommodation comprises of a spacious reception room at the front of the building spanning the full width of the house, while a sizeable eat-in style kitchen is positioned directly behind. Found directly off the kitchen and access via a large sash window is an unofficial roof terrace overlooking peaceful neighbouring gardens. Both bedrooms occupy the top of the house and easily fit double beds, while the property is completed with a modern family sized bathroom.

Benwell Road is set close to the green spaces of Highbury Fields as well as local shopping at the prestigious Highbury Barn. The property is seconds away from highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield.

The property offers amazing transport links with Highbury & Islington station (Victoria and East London lines) within a short distance, as is both Arsenal underground (Piccadilly line) and Drayton Park taking you directly

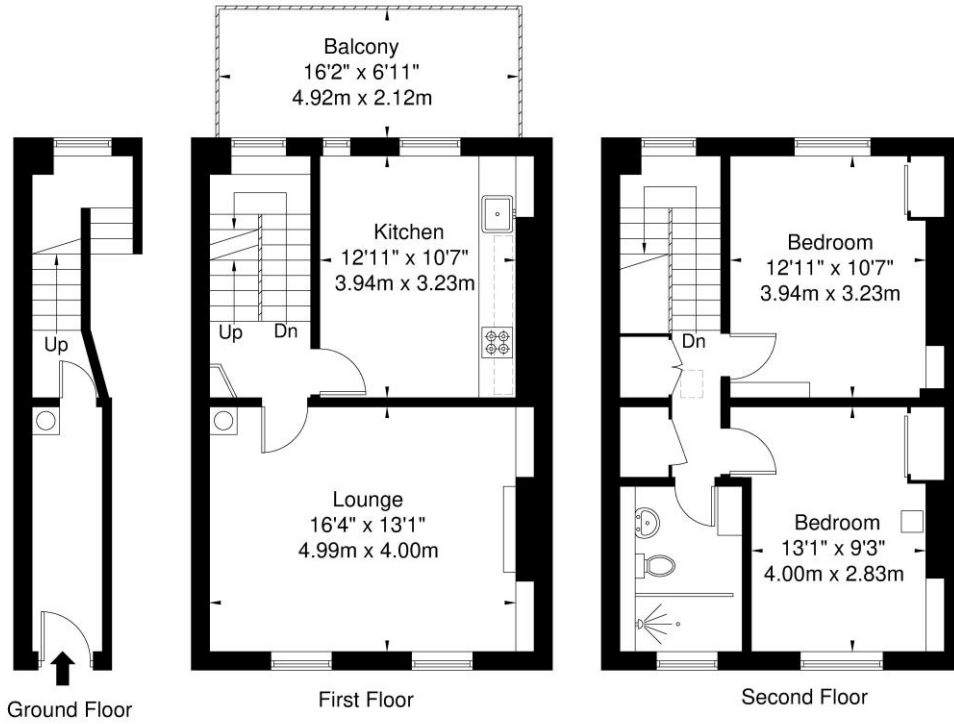
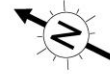
**Winkworth**



**Winkworth**

# Benwell Road, N7 7BJ

Approx Gross Internal Area = 94.5 sq m / 1017 sq ft



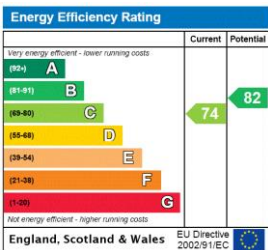
Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

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.



Stoke Newington | | stokenewington@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.