



WESTBOURNE ROAD

Islington N7



PROPERTY WITH A LARGE GARDEN

This split-level garden flat offers two bedrooms and two bathrooms, spread across the ground and lower ground floors, with the added benefit of private access to a generous garden space.



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Local Authority: London Borough of Islington

Council Tax band: E

Tenure: Leasehold, approx. 59 years remaining

Ground rent: £300 per annum

Guide price: £1,000,000



The ground floor is arranged with two well-proportioned bedrooms and a stylish family bathroom. The principal bedroom features original bay windows, opening the space up. On the lower ground floor, a bright and airy open-plan living, dining, and kitchen area awaits, featuring high ceilings that enhance the sense of space. This level also includes a separate shower room for convenience.

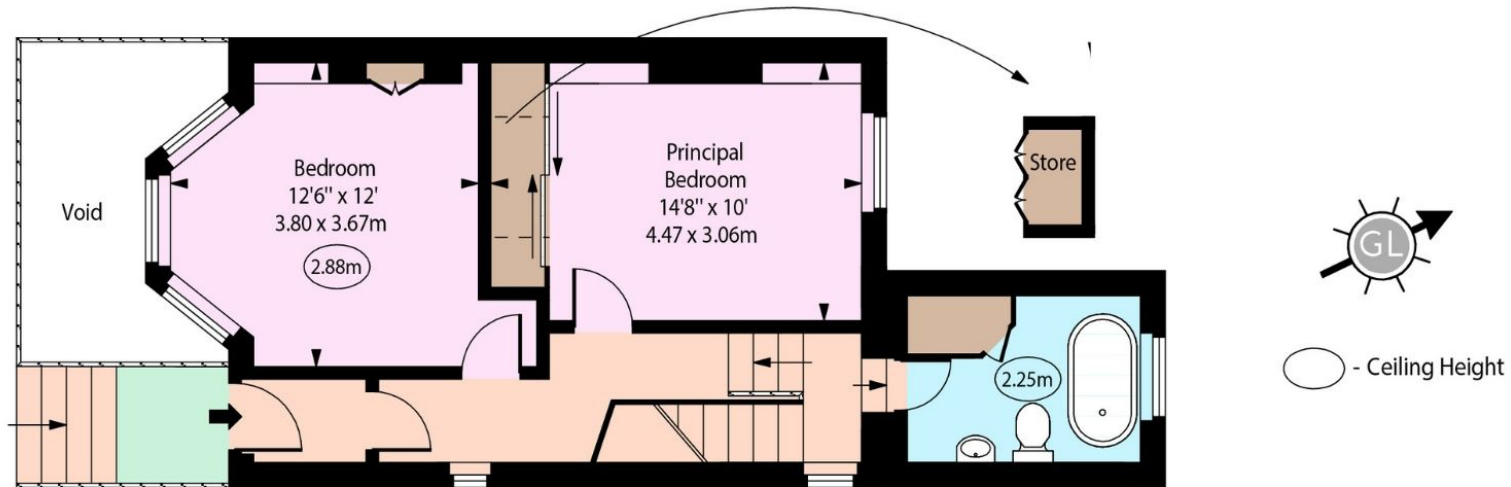
French doors open directly on to a large private garden, perfect for outdoor entertaining or relaxing in a tranquil setting.

Please note that we have been unable to confirm the date of the next review for ground rent. You should ensure that you or your advisors make your own inquiries.

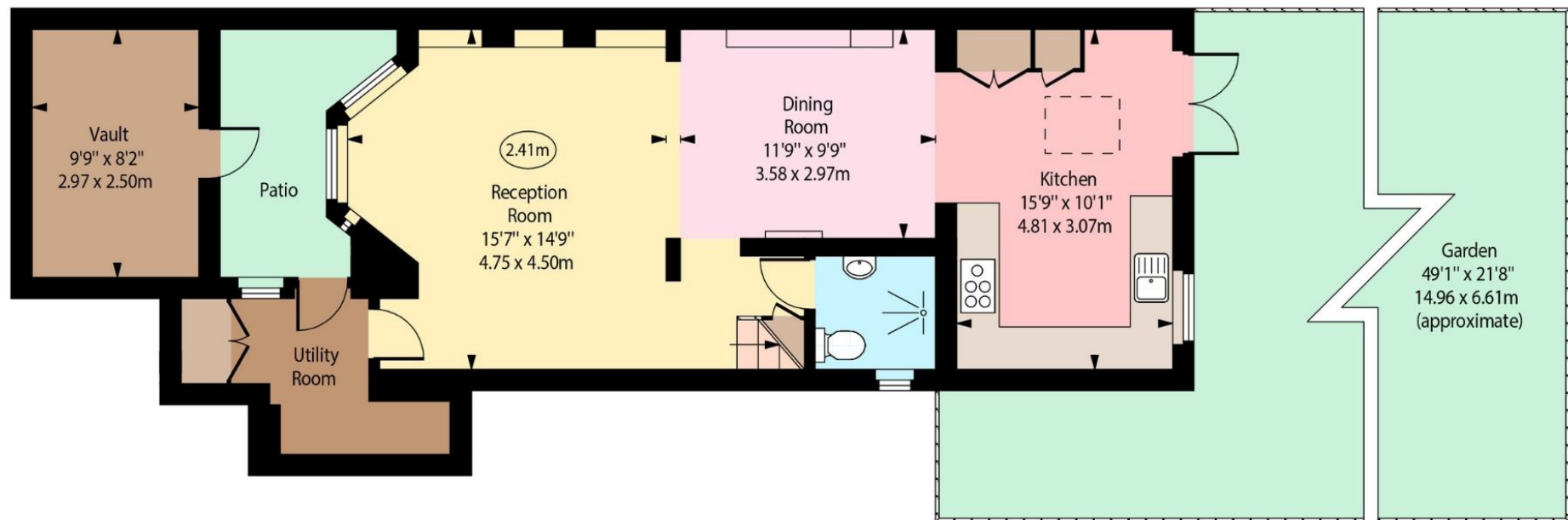








Ground Floor



Lower Ground Floor

(Excluding Vault)
Approximate Gross Internal Area = 103.77 sq m / 1117 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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