



## 49 Popham Road, London, N1 8TB

Asking Price: £675,000 Leasehold

**2 Total Bedrooms | 1 Reception Room**

A split level, two double bedroom, garden maisonette only a few minutes from Essex Road rail station. Fantastic transport links with one stop from Highbury and Islington station going North, and one stop from Old Street and two from Moorgate, going south.

- Split level maisonette
- Private garden
- 2 double bedrooms

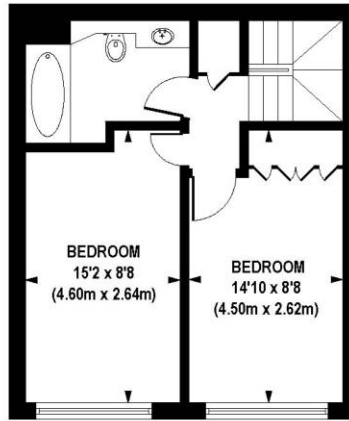


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A large, garden maisonette on set within this local authority building. The property has its own entrance with a ground floor kitchen and reception, along with a large, well-maintained garden. There is also a separate WC to the ground floor.

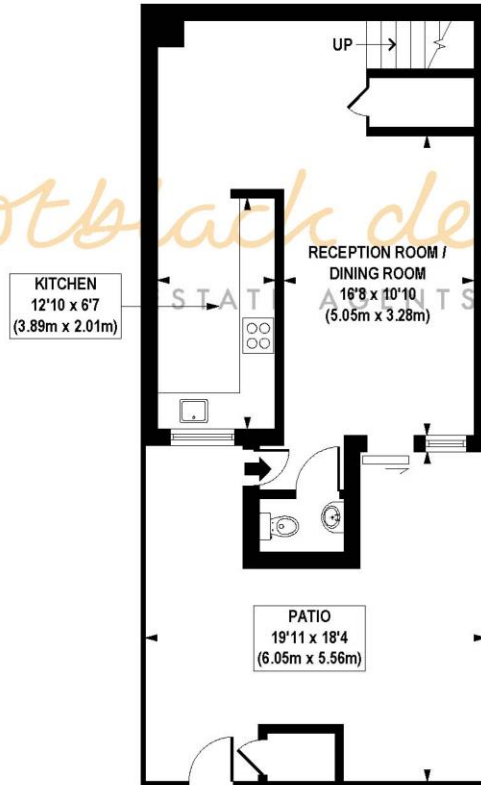
To the first floor are two sizeable double bedrooms along with a family bathroom, equipped with underfloor heating. This property also offers generous storage space throughout.





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 376 SQ FT

*hotblack desiato*



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 435 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA 811 sq. ft / 75.34 sq. m**

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.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

