hotblack desiato

# Morton Road, Islington, London, N1 3BA

## Offers Over: £765,000

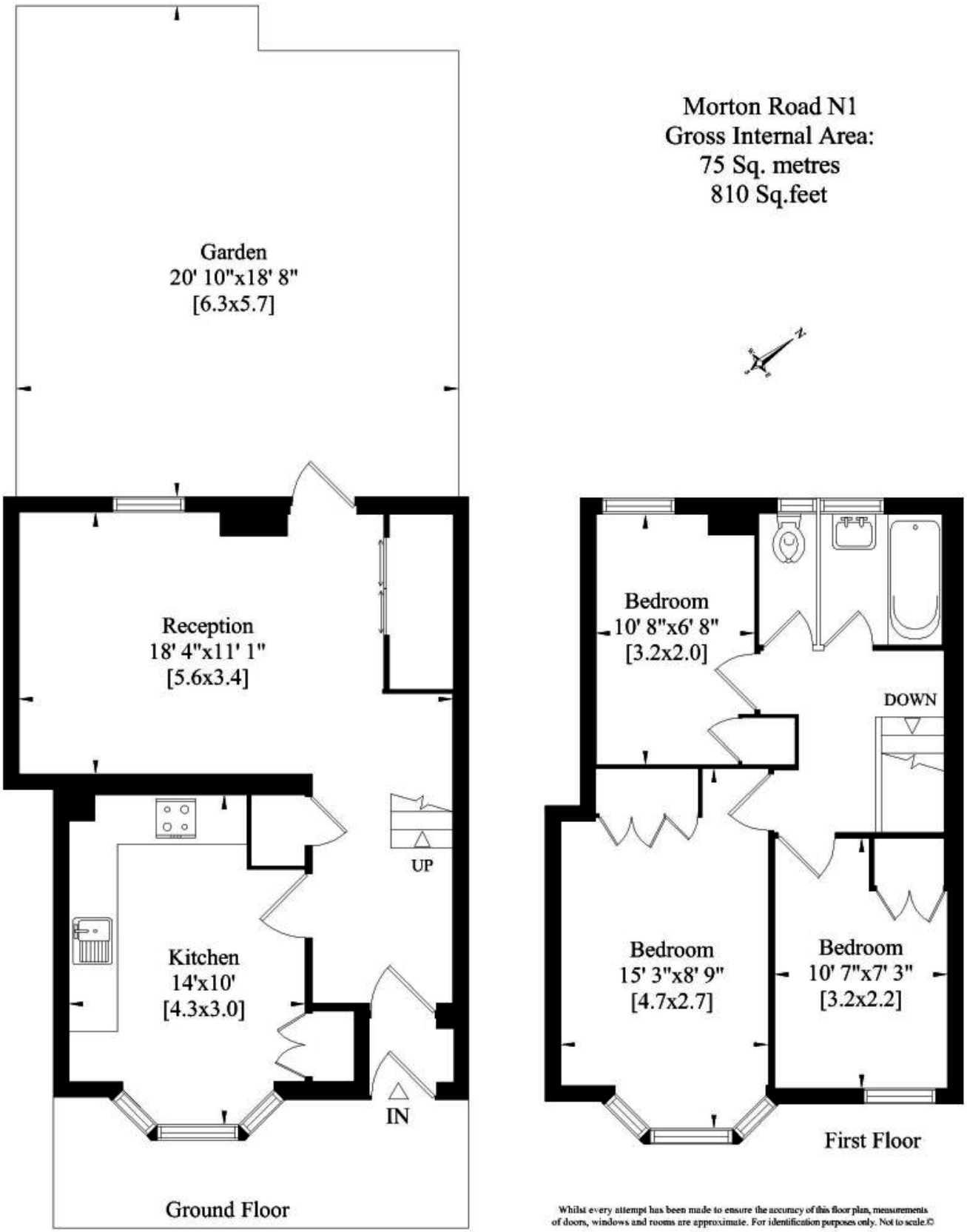
**3 Bedrooms * 1Reception Room * Kitchen *1 Bathroom * Private Garden * Chain Free**

Tucked away on a sought-after street this well presented three-bedroom maisonette features a well-proportioned living space. With a private entrance and a Southeast facing garden, it's a rare find in the heart of N1.
Nestled in a peaceful, Islington Square this modern three-bedroom home offers the best of Islington living. Just moments from Upper streets vibrant cafes, boutique shops and restaurants.
Excellent transport links via Essex Road, Highbury and Islington and Angel, all providing you swift access to the city and beyond. A perfect blend of tranquillity and urban convenience.

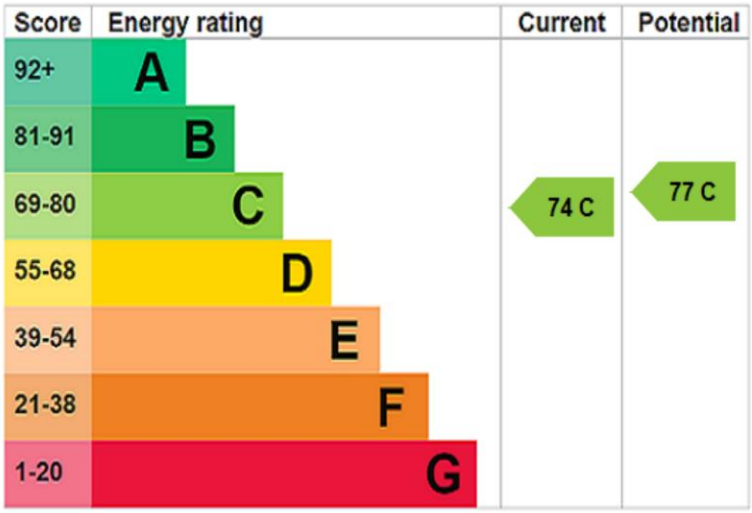
- A three double bedroom maisonette
- Southeast facing rear garden
- Chain Free
- Upper Street, Essex Road and Angel are just a short stroll
- Private gardens to the front and rear

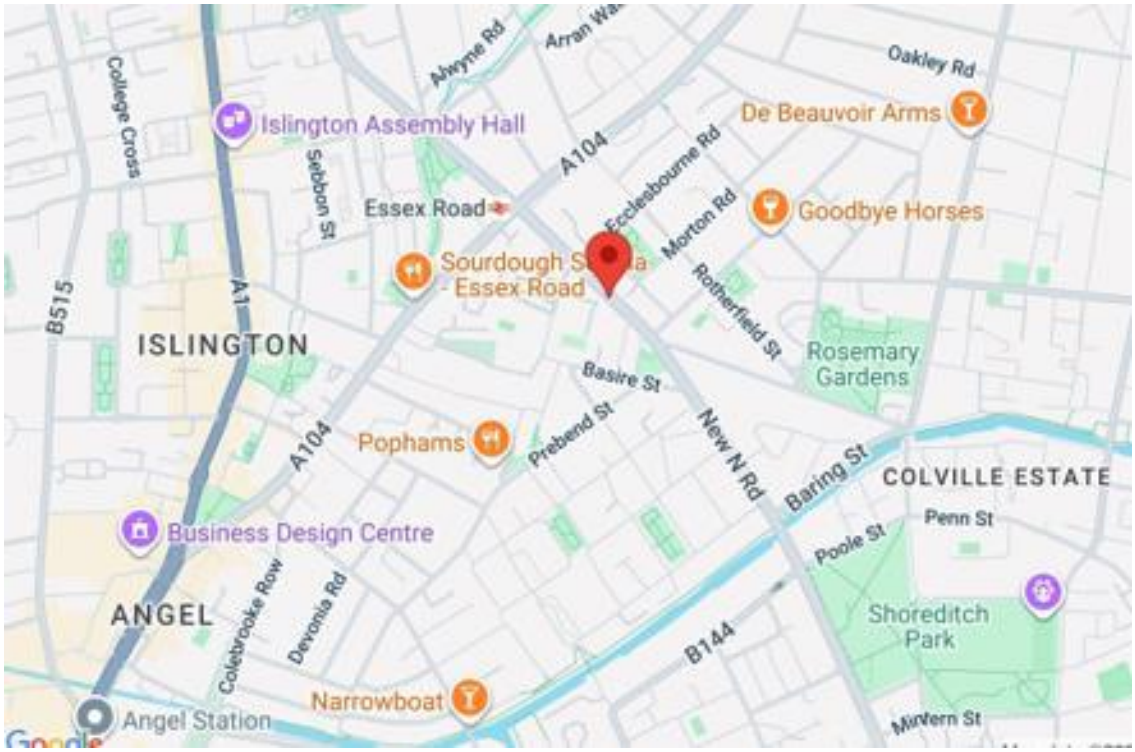
# Morton Road, Islington, London, N1 3BA

Spanning approximately 810 sq ft across two floors, this purpose-built home offers fantastic proportions throughout. The ground floor features a spacious reception room with direct access to a private rear garden, perfect for al fresco dining or relaxing. At the front, a separate eat-in kitchen provides ample space for cooking and entertaining, with the added benefit of a charming front garden.




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 RIICS 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.


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
74 C
77 C


Islington Assembly Hall
Essex Road
Sourdough Stone - Essex Road
De Beauvoir Arms
Goodbye Horses
Rosemary Gardens
Pophams
Business Design Centre
Shoreditch Park
Narrowboat
Angel Station
ISLINGTON
ANGEL
COLVILLE ESTATE
College Cross
Sebbon St
Alwyne Rd
Arran Way
Oakley Rd
A104
Ecclesbourne Rd
Morton Rd
Rotherfield St
Basire St
Prebend St
New N Rd
Baring St
Penn St
Poole St
B144
B515
A1
Colebrooke Row
Devonia Rd
Mintern St