



## Widdenham Road, London, N7 9SQ

Offers Over: £700,000 Share of Freehold

### 2 Total Double Bedrooms

This bright and spacious Victorian garden flat offers two double bedrooms, a private rear garden and its own front garden, positioned between the amenities of Holloway Road and Highbury and Islington. Sold with a share of freehold and a 997-year underlying lease.

- 800 sq. ft Victorian garden flat on the ground floor of a quiet terrace

Share of Freehold- 997 years

- Front garden plus a fenced section of the rear garden exclusively for this flat

- Prime N7 location between Holloway Road & Highbury and Islington





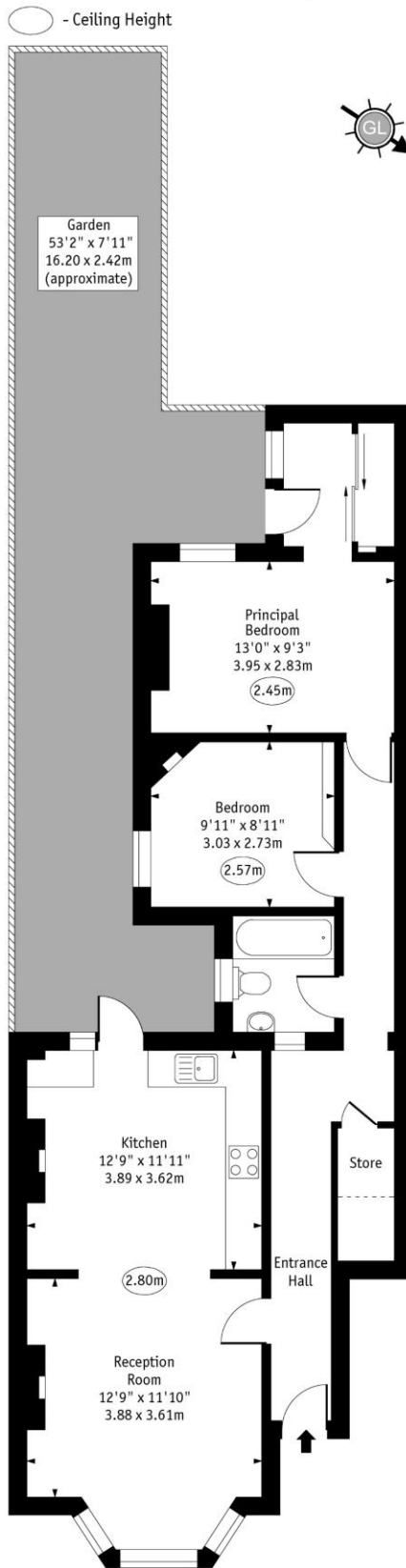
## Widdenham Road, London, N7 9SQ

Set on the ground floor of a Victorian terrace, this 800 sq. ft two-bedroom flat combines high ceilings, original details and a bay window that floods the reception room with light. Alongside its own front garden, the flat has a private, fenced rear garden, offering a quiet pocket of outdoor space.

The property features an open-plan living space with many period details including original fireplaces, timber floors and a sleek modern kitchen that leads directly into the private garden. Both bedrooms are comfortable doubles, set away from the main living area, with the main bedroom containing custom inbuilt wardrobes and storage. The bathroom is finished in a clean, contemporary style.



## Widdenham Road, N7



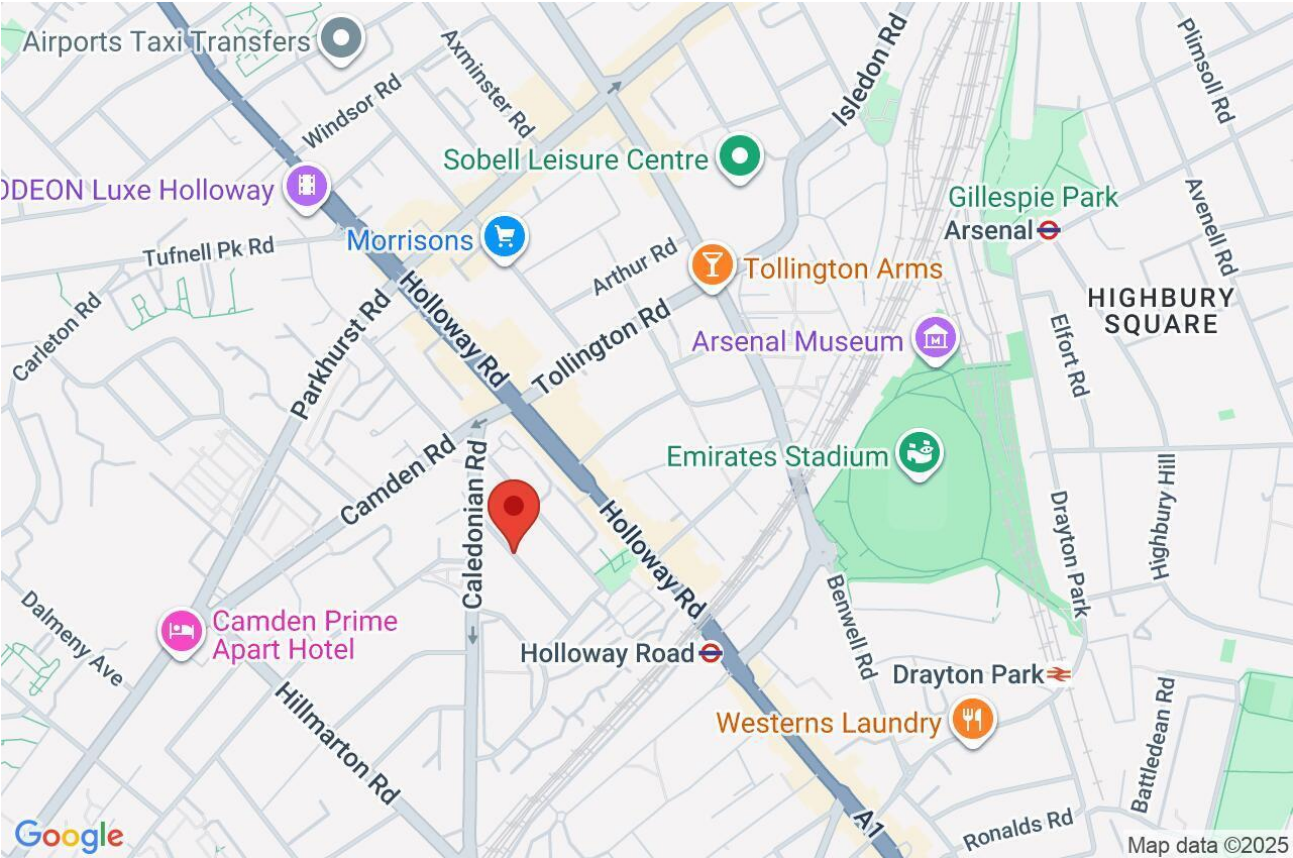
Ground Floor

Approx Gross Internal Area 800 Sq Ft - 74.32 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		