



## New North Road, London, N1 7BH

Offers in excess of: £700,000 Share of Freehold

**2 Total Bedrooms | 1 Reception Room | 1 Bathroom**

This characterful Victorian split-level period conversion, coming to the market for the first time in 30 years, is arranged over the raised ground floor and lower ground floor. It benefits from a share of freehold and direct access to a rear garden

- Charming Victorian split-level conversion in prime Islington, offering spacious living over two floors.

- Share of Freehold

- On the market for the first time in over 30 years, this is your chance to update and truly make it your own.

- Incredible location, walking distance to Old Street and Upper Street's vibrant shops, cafés, and restaurants.



## New North Road, London, N1 7BH

This well-presented Victorian split-level period conversion offers characterful and well-proportioned accommodation arranged over the raised ground floor and lower ground floor of an attractive period building on New North Road, in the very heart of Islington.

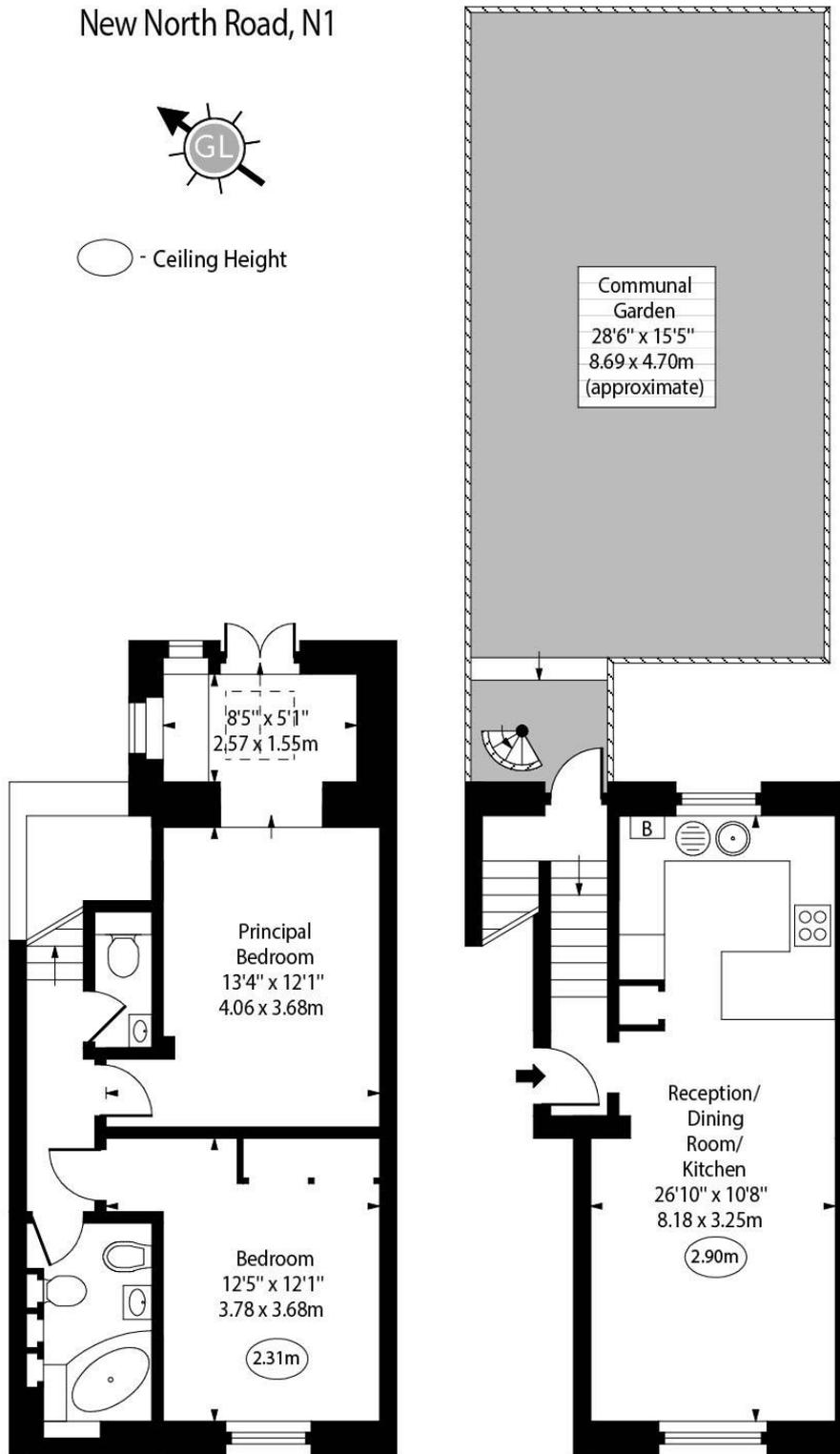
The property benefits from a share of freehold and direct access to a rear garden, creating a rare and appealing combination for a central London home. In need of updating, this property is on the market for the first time in over 30 years, offering a fantastic opportunity for the new owner to put their own stamp on it and make it their own!



New North Road, N1



○ - Ceiling Height



Lower Ground Floor

Upper Ground Floor

Approx Gross Internal Area

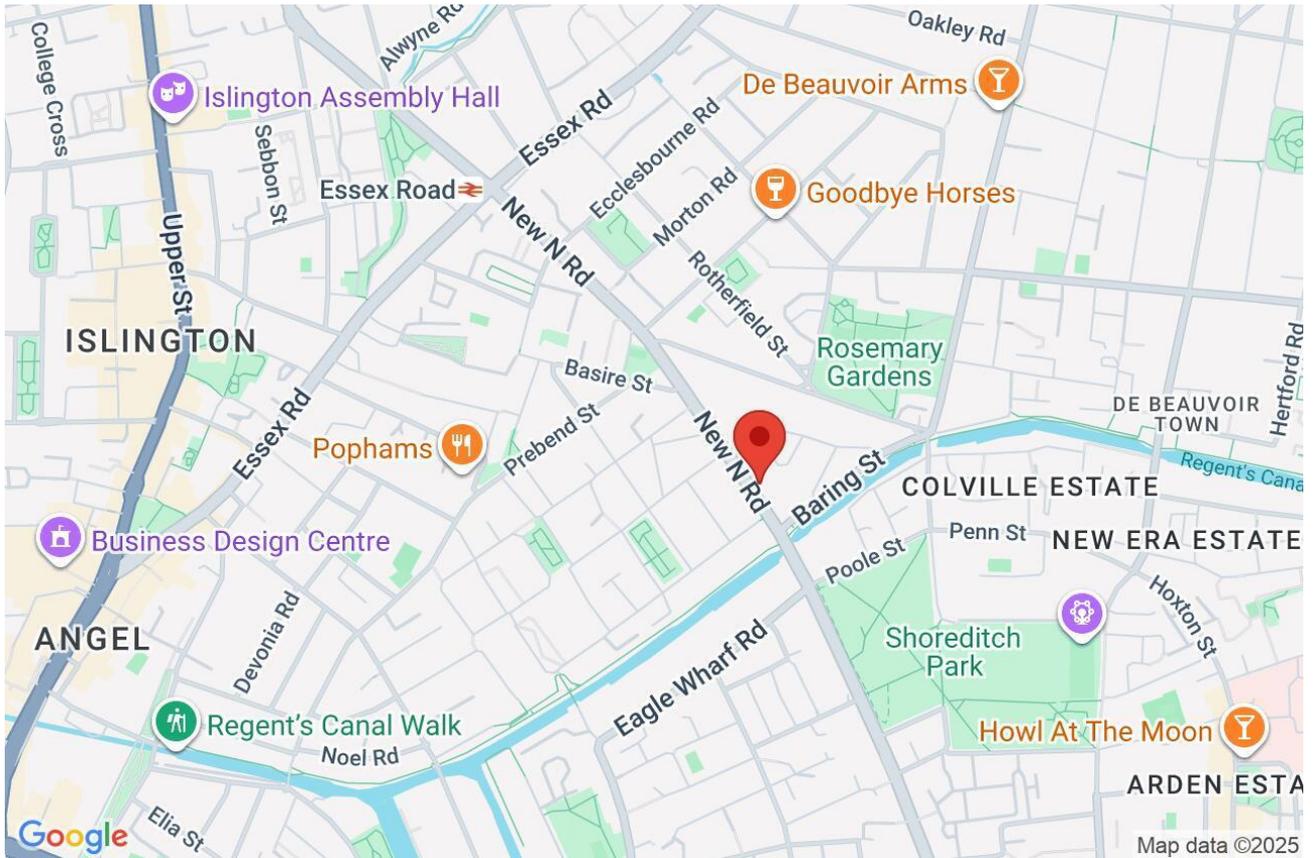
774 Sq Ft - 71.90 Sq M

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.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 030116K

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	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		