



Morton Road, Islington, London, N1 3BA

Offers in excess of: £765,000 Leasehold

3 Bedrooms | 1 Reception Rooms | 1 Bathrooms

A well-presented three double bedroom house set within a quiet residential square in the heart of Islington, just moments from Angel.

- Leasehold 171 years 10 months
- Service charge: £1600pa



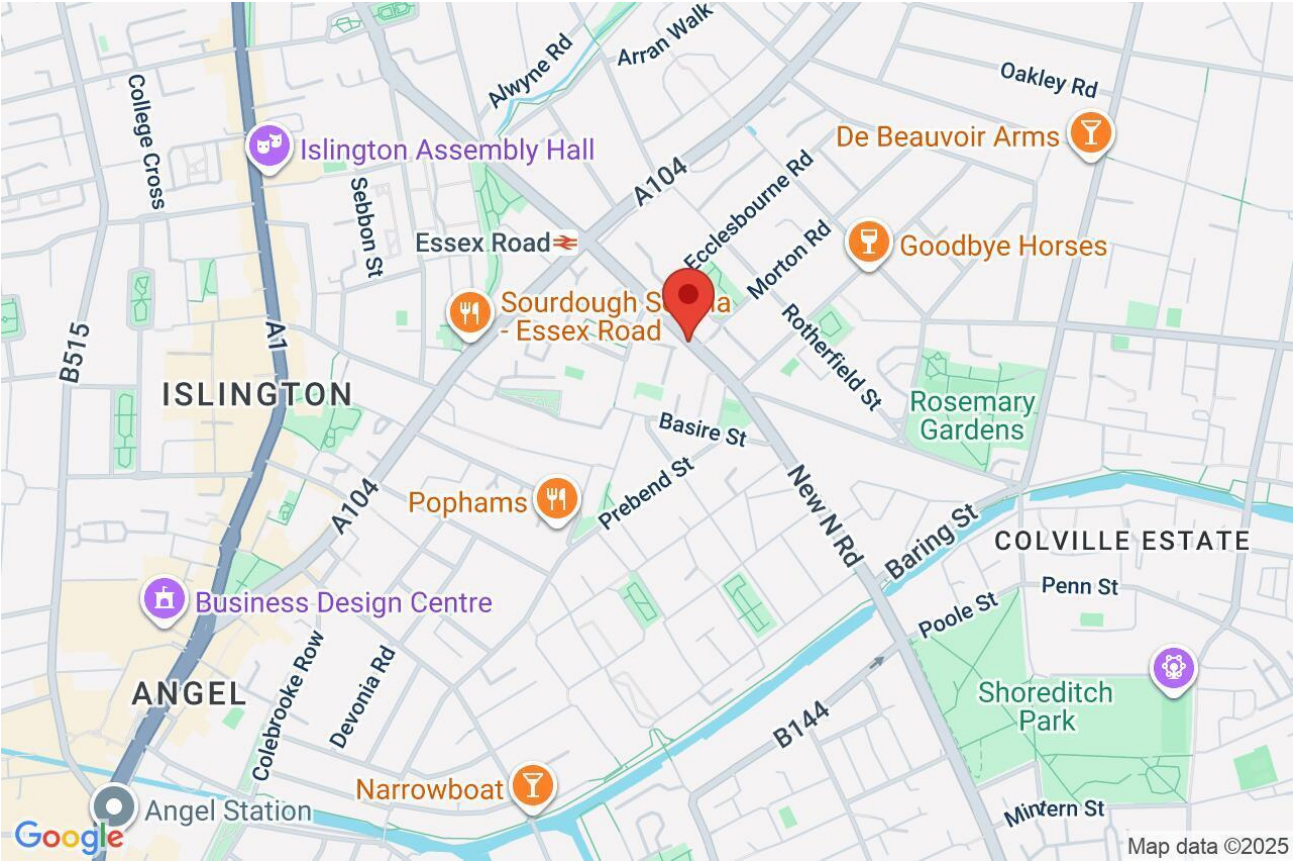
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Spanning approximately 810 sq ft across two floors, this purpose-built home offers fantastic proportions throughout. The ground floor features a spacious reception room with direct access to a private rear garden, perfect for al fresco dining or relaxing. 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 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	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		