



## Isledon Road, N7

APPROX. GROSS INTERNAL FLOOR AREA 993 SQ FT / 92.3 SQ M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com



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ISLEDON ROAD

2 BEDROOM | 1 BATHROOM | MAISONETTE





MATERIAL  
INFORMATION:

> COUNCIL TAX BAND:  
D

> EPC RATING: C

> 0.3 MILES FROM  
FINSBURY PARK  
UNDERGROUND AND  
OVERGROUND

> PRIVATE GARDEN AND  
SEPERATE STUDY

KEY FEATURES

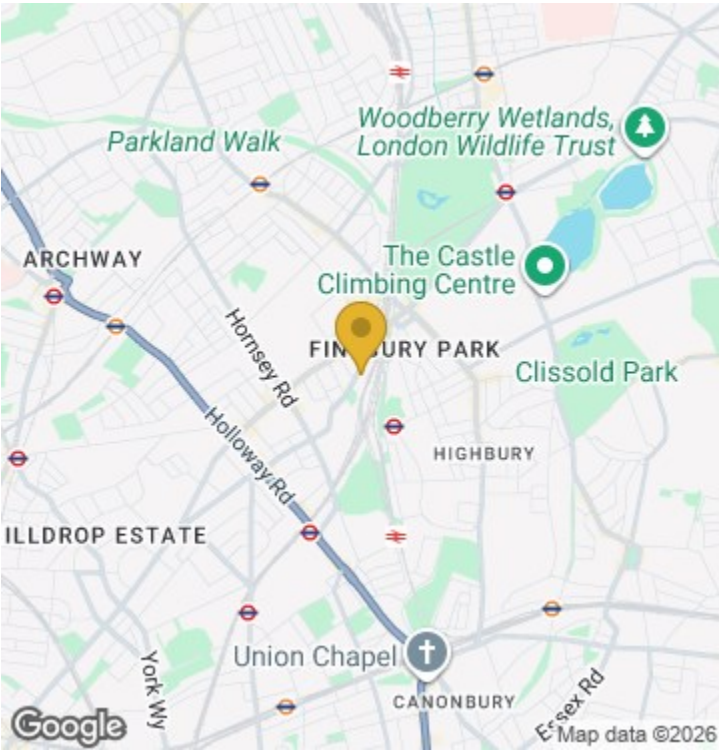
- TWO-BEDROOM GARDEN MAISONETTE,  
WITH OWN PRIVATE ENTRANCE
- ARRANGED OVER TWO LEVELS
- SPACIOUS RECEPTION ROOM
- SEPARATE KITCHEN + STUDY
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- AIRPORT GRADE ACOUSTIC GLASS PLUS  
SECONDARY GLAZING IN ALL STREET-  
FACING WINDOWS

YOURS FOR  
£650,000

Set across two well-arranged levels, this beautifully proportioned two bedroom garden maisonette offers generous, balanced living space, combining period character with practical modern living.

Isledon Road is ideally located for both Finsbury Park and Highbury, with excellent transport links, green spaces and a vibrant local food and café scene nearby. Finsbury Park Station offers Victoria, Piccadilly and National Rail services.

SEE MORE  
PROPERTIES  
ONLINE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	81
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

