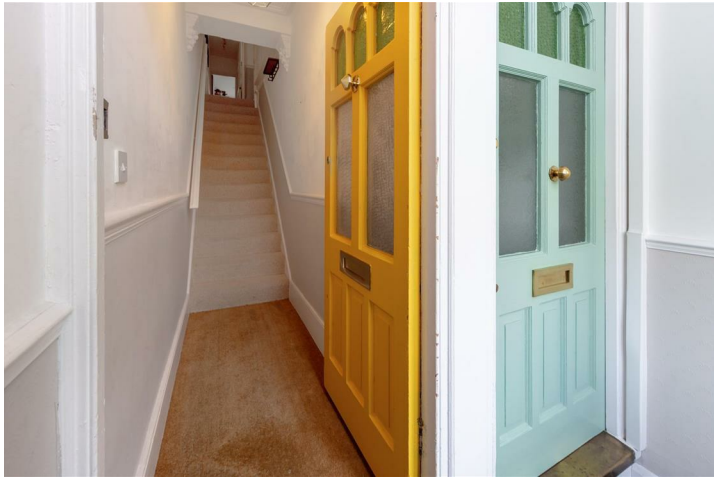


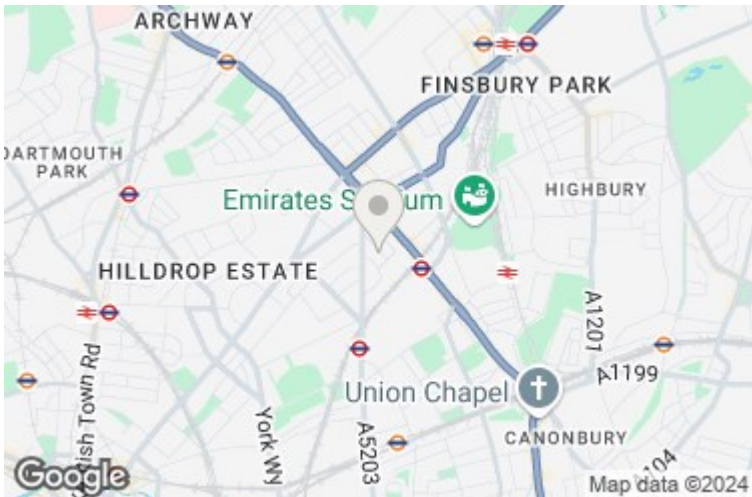
Widdenham Road, Islington, N7 9SQ
£875,000

A beautifully designed upper maisonette, providing three/four bedrooms and located on a quiet, tree lined residential street. At just under 1100 square feet the property offers ample accommodation across each level, with well proportioned, naturally bright rooms throughout. From the modern kitchen there is an idyllic view over the many surrounding trees, with stairs leading to the pretty and enclosed rear garden, which is shared with the ground floor flat.

- THREE/FOUR BEDROOMS
- BRIGHT RECEPTION
- KITCHEN/DINING ROOM
- FAMILY BATHROOM
- STUDY/BED FOUR
- GUEST WC
- AMPLE AVAILABLE EAVES STORAGE
- SHARED REAR GARDEN (WITH GROUND FLOOR NEIGHBOUR)
- SHARE OF FREEHOLD
- EPC E








Widdenham Road, N7



Approx. Gross Internal Area: 99.7 m² ... 1073 ft² (Including some restricted height areas)

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 