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ESTATE AGENTS
EXPERIENCE THE DIFFERENCE

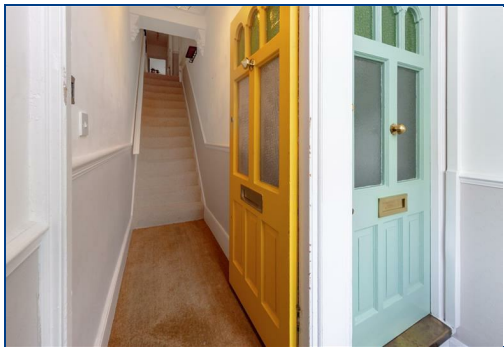
Day Morris Estate Agents

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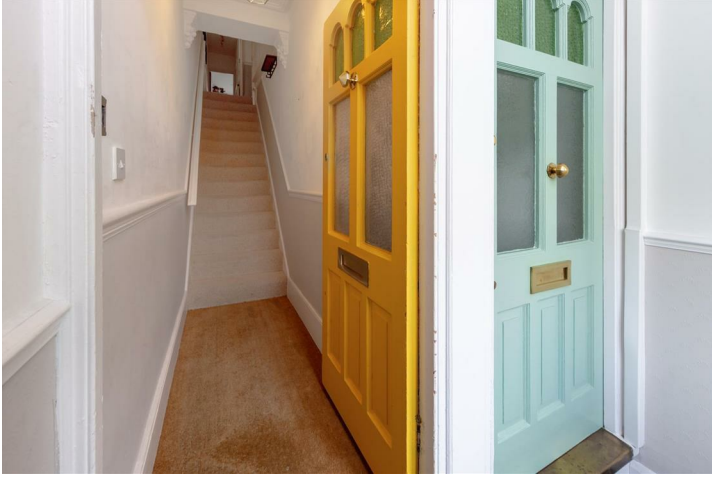


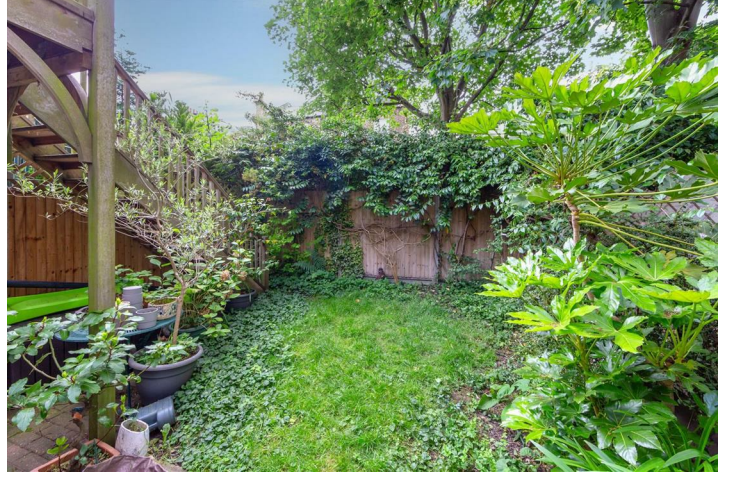
Widdenham Road, Islington, N7 9SQ

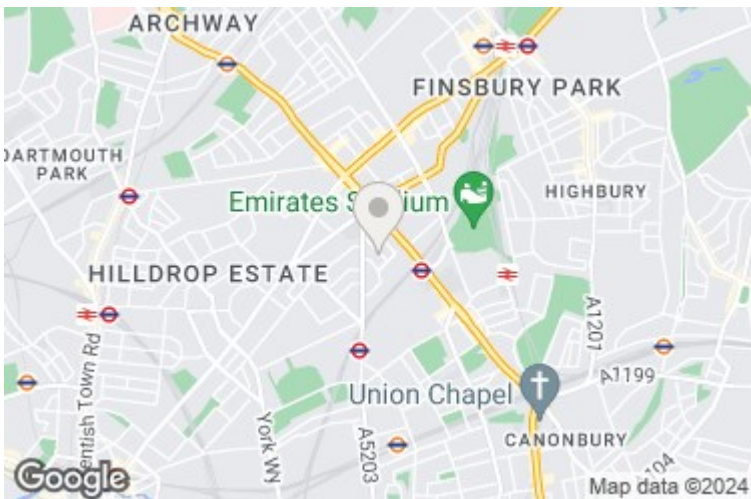
£875,000

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








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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">74</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	<div style="border: 2px solid orange; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">42</div>	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		<div style="border: 2px solid blue; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">74</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	