



54b Ockendon Road, London, N1 3NW

Asking Price £625,000

• Private Terrace

• Victorian Conversion



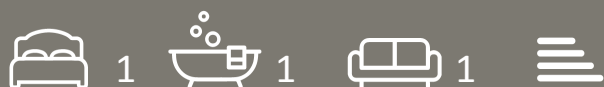
# 54b Ockendon Road, London N1 3NW

Alwyne Estates are proud to present this stunning 1-bedroom, first floor, end-of-terrace Victorian conversion. The flat is nestled in the heart of De Beauvoir, one of Islington's most sought-after neighbourhoods.

As you step inside the property you are immediately captivated by its charm, the high ceilings and large sash windows fill the property with natural light. The property comprises a spacious reception room with built-in storage. Adjacent is a fully fitted kitchen with modern appliances and sleek marble worktops. The property has a fantastic sized bedroom with an amazing view out to the rear gardens.

One of the standout features is the private south-facing terrace, a secluded outdoor space with tranquil surroundings. Residing in the East Canonbury Conservation Area, the landscape is protected for its historic character.

Ockendon Road is a beautiful tree lined road with a vast array of boutique cafes, delis and shops on your doorstep. The road benefits from an LTN gate at one end that prevents through traffic, keeping the street safe and quiet at all times of the day, whilst allowing for resident and visitor street parking. The property has excellent transport links nearby, including Haggerston and Dalston Junction stations as well as Angel & Highbury & Islington Stations. There are also a number of bus routes linking you to the city and west end.



Council Tax Band: D



### Full description

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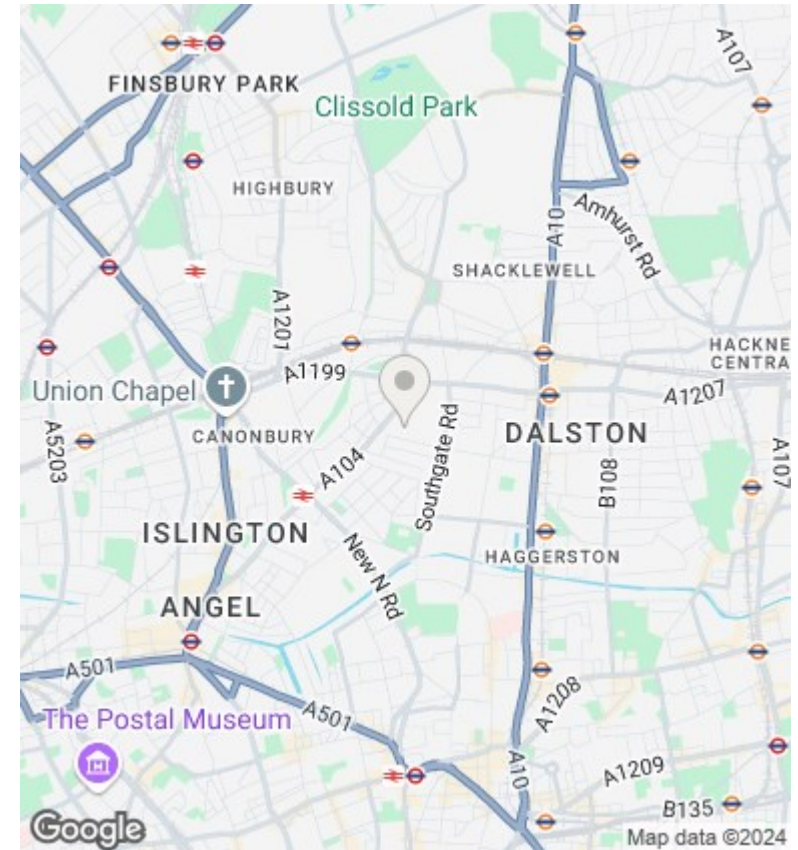
As you step inside the property you are immediately captivated by its charm, the high ceilings and large sash windows fill the property with natural light. The property comprises a storage room. Adjacent is a fully fitted kitchen with modern appliances and sleek marble worktops. The property has a fantastic sized bedroom with an amazing view out to the rear garden. One of the standout features is the private south-facing terrace, a secluded outdoor space with tranquil surroundings. Residing in the East Canonbury Conservation Area, the landscape is protected for its historic character. Ockendon Road is a beautiful tree-lined road with a vast array of boutique cafes, delis and shops on your doorstep. The road benefits from an LTN gate at one end that prevents through traffic. Please contact us for service charge & ground rent details.







## Directions



## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

D

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