ENGLEFIELD ROAD, LONDON, N1

£525,000 SHARE OF FREEHOLD

A NEWLY REFIRBISHED ONE BEDROOM APARTMENT WITH SHARED SOUTH FACING GARDEN ON DESIRABLE TREE-LINED STREET IN DE-BEAUVOIR

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DESCRIPTION:

Set on a quiet, tree-lined street within a Low Traffic Neighbourhood, this beautifully refurbished one bedroom flat occupies the top floor of an attractive Victorian conversion. It has good ceiling heights and views across the surrounding rooftops and treetops. This light and airy home is offered chain-free, with a share of the freehold and no service charge.

To the front, a generous open plan kitchen, dining and reception room enjoys excellent natural light from two large sash windows. A feature fireplace adds character. The stylish kitchen has an island that doubles as a breakfast bar and is fitted with new appliances, including an AEG washer-dryer and a Bosch oven and hob.

The well-proportioned double bedroom sits to the rear, with built-in wardrobes and a large south-facing sash window overlooking the shared garden. A modern bathroom, finished in travertine tiles and fitted with a bathtub, completes the accommodation.

The recent refurbishment includes new flooring throughout, added sound insulation, new doors and new radiators. The flat also benefits from generous loft storage, which is rare in a top floor flat, and use of the shared rear garden.

The LTN makes for a peaceful residential setting, with easy access to De Beauvoir's independent cafés, restaurants and local favourites, including De Beauvoir Deli, Day Trip, Sweet Thursday, The De Beauvoir Arms and The Scolt Head. Upper Street's boutiques, bars and restaurants are also nearby, and London Fields, London Fields Lido and Broadway Market are all within easy reach.

Transport connections are excellent. Essex Road station offers direct trains to Moorgate, and Dalston Junction and Haggerston provide London Overground services. Highbury & Islington (Victoria line) and Angel (Northern line) are close by, with King's Cross St Pancras a single stop from Highbury. Frequent buses run from Southgate Road towards the City and from Essex Road towards the West End.

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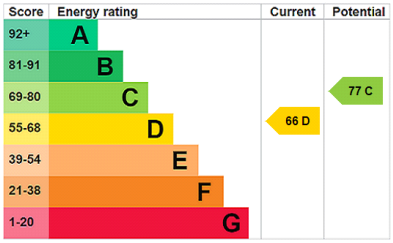
Total area: approx. 500.4 sq. feet (46.5 sq. metres)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/ISL250572

Tenure: Share of Freehold

Term: 984 year and 7 months (Subject to change)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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