



PARK PLACE, ISLINGTON, LONDON, N1
£575,000 LEASEHOLD

**A TRULY WONDERFUL ONE BEDROOM LOFT STYLE
APARTMENT WITH PRIVATE SOUTH FACING
BALCONY OVERLOOKING ROSEMARY GARDENS**

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DESCRIPTION:

This exceptionally beautiful and wonderfully spacious one bedroom flat has been finished to a phenomenal level throughout and offers generous, light filled accommodation extending in excess of 700sqft.

The flat has been renovated to an immaculate standard with the highest quality materials and appliances and offers light filled rooms and private south facing balcony overlooking the tranquil Rosemary Gardens.

An open plan living room and kitchen offers ample space for entertaining and has been perfectly designed with stunning New-line custom kitchen providing a vast amount of storage and worktop space. A wonderful 2m island conceals further storage and provides seating for 5 people around a stone clad worktop. Integrated appliances include Bosch double oven, induction hob, washing machine and dishwasher whilst under counter led lighting highlights the vein matched stone splashback, Hansgrohe mixer and Riginal sink.

Natural oak parquet flooring features throughout the living space and in the sizable double bedroom which benefits from stunning custom inbuilt wardrobe.

A luxurious bathroom has been beautifully tiled with Onyx walls and Terrazzo floor whilst striking blue back wall perfectly frames the rain shower and oversized floating screen. Duravit and Crosswater appliances offer a refined look and underfloor heating ensures a warm feel.

The property is set on the upper floor of this boutique private gated development at the south end of Southgate road and benefits from secure entry and intercom.

Park Place is just moments from many restaurants, pubs and shops in De Beauvoir including the Scolt Head, The Talbot and The De Beauvoir deli. The beautiful Rosemary Gardens are located directly opposite the development providing a range of sporting activities, including tennis courts and a football pitch. For the sports enthusiast, there is also a swimming pool, basketball and badminton facilities, 5-a-side pitches and rooftop tennis courts at the newly built Britannia Leisure Centre next to Shoreditch Park. Upper Street, London Fields and Dalston are a short distance away, while Regents Canal provides a tranquil escape for a run, cycle or walk.

The flat is perfectly located for easy transport across London and beyond and specifically for the City and Hoxton with ample bus options providing direct routes to Old Street, Bank, Moorgate, London Bridge and Waterloo. The closest Tube stops are Old Street and Angel (Northern line), with Overground access at Haggerston.

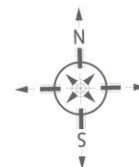
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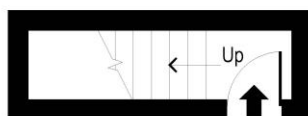
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Approx. Gross Internal Floor Area 703 sq. ft / 65.35 sq. m (Including Restricted Height Area)



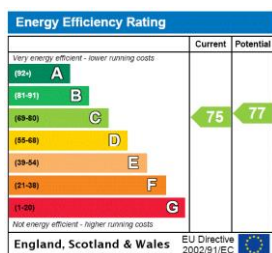
First Floor
Gross Internal
Floor Area 667 sq ft



Ground Floor
Gross Internal
Floor Area 36 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



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