



62A, ECCLESBOURNE ROAD, LONDON, N1
£850,000 FREEHOLD

**A STUNNING, TWO BEDROOM FREEHOLD
HOUSE SITUATED IN A QUIET LOCATION IN
DE BEAUVOIR, N1.**

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DESCRIPTION:

An exceptionally unique, two double bedroom freehold house positioned in the grounds of the old school building on Ecclesbourne Road, N1. Standing at an impressive 1,032 sqft, the property is well positioned behind iron gates and offers a wealth of charm throughout. Upon entering through your own front door, you are welcomed into an open plan living room/kitchen leading out to a cleverly designed office space and extra storage area. Upstairs are two good sized double bedrooms featuring vaulted ceilings and the original beams of the former coach house. The property is completed with a family bathroom, downstairs wc and is offered to the market on a chain free basis.

Ecclesbourne Road is a residential tree lined street located between Essex Road and De Beauvoir. The frequent buses on Southgate Road provide direct access to the City and the numerous buses on Essex Road provide easy access to the West End. Moreover the over ground services from Haggerston and rail services from Essex Road give easy access to Canary Wharf and the City.

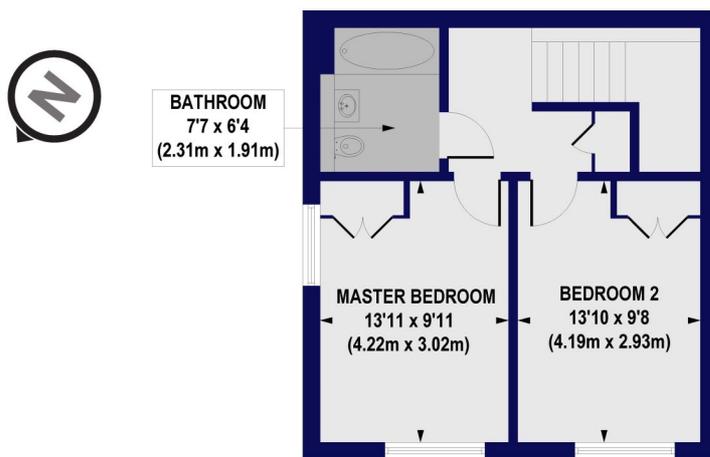
The thriving restaurants, shops and deli's on Southgate Road are just around the corner. Upper Street, with its famous boutique shops, restaurants and bars, and Shoreditch with its selection of galleries, independent retailers, bars and eateries, are also nearby. For those who would prefer a relaxing stroll, the Regents Canal and New River Walk are just minutes away.

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Ecclesbourne Road, N1
Approx. Gross Internal Floor Area 1032 sq. ft / 95.90 sq. m



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 440 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 592 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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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