



ENGLEFIELD ROAD, ISLINGTON, LONDON, N1
£450,000 LEASEHOLD

A WONDERFULLY SPACIOUS ONE BEDROM FLAT SET IN THIS IMPOSING PERIOD CONVERSION

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DESCRIPTION:

This larger than average one bedroom flat is set over the ground floor of this charming period conversion and spans over 621sqft of lateral space with wonderfully high ceilings. The living room is located to the front of the flat and is bathed in natural light through wonderful sash windows. A fully equipped kitchen offers plenty of storage and worktop space whilst a sizable double bedroom is located to the rear alongside family sized bathroom.

Englefield Road is an exceptionally desirable, tree lined, residential street located between Essex Road and De Beauvoir and is within easy reach of the restaurants, bars and boutique shops on Upper Street as well as being just moments from a terrific selection of restaurants and independent shops, including the iconic De Beauvoir Deli, on Southgate Road. Transport to the City and Canary Wharf is easily facilitated by the overground services from Essex Road and various bus routes along Southgate road whilst the frequent buses on Essex Road provide easy access to the West End. Highbury and Islington station offers the closest underground service on the Victoria line whilst Angel station on the Northern line is also within easy reach. Kings Cross is only a couple of stops away and from here international links are facilitated from St Pancras.

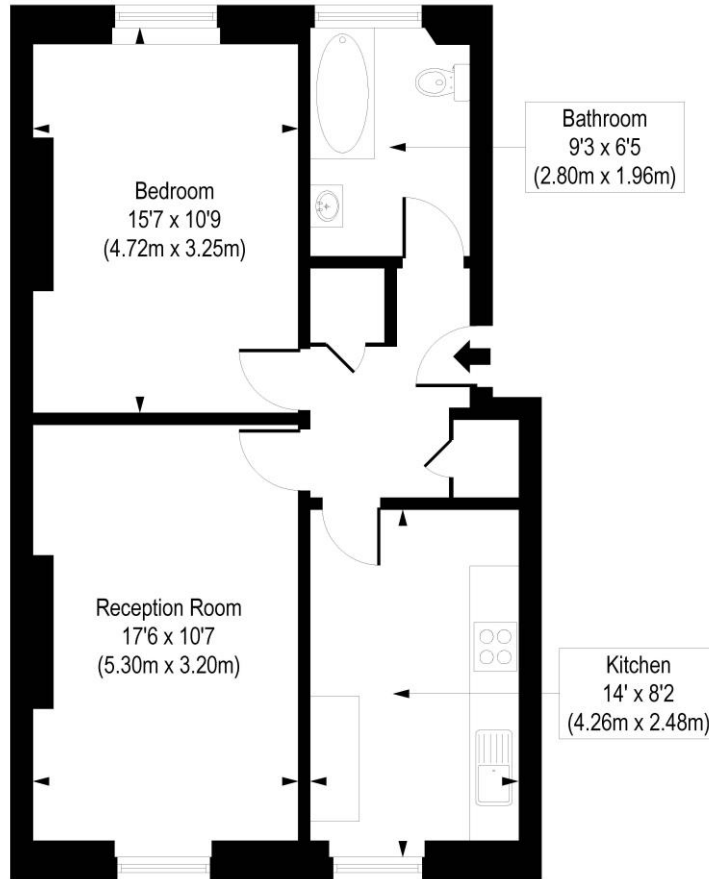
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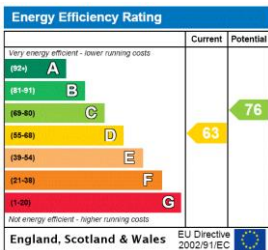
Approx. Gross Internal Floor Area 621 sq. ft / 57.68 sq. m



Ground Floor

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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