



ENGLEFIELD ROAD, LONDON, N1
£550,000 TO BE ADVISED

AMAZING TWO BEDROOM PERIOD CONVERSION LOCATED IN DE BEAUVOIR, N1

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DESCRIPTION:

A wonderful two-bedroom flat positioned on the first floor of this attractive period building in the heart of De Beauvoir. Accommodation comprises of two double bedrooms, a family bathroom, a kitchen with an abundance of storage and a large reception room. The property provides a great opportunity to add value and is offered to the market chain free.

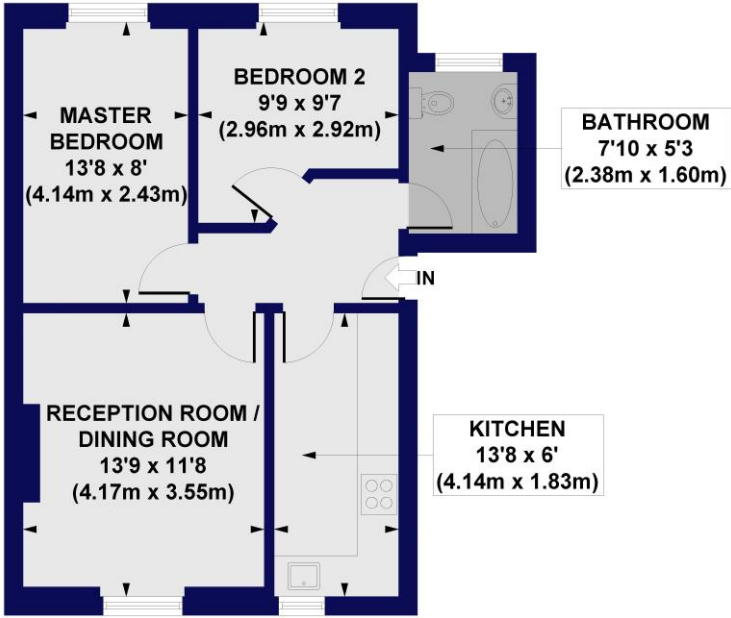
Set in the heart of De Beauvoir the property offers an array of local amenities including shops, eateries and bars including the De Beauvoir Deli, the award winning De Beauvoir Arms, The Talbot and Scolt Head all within easy reach. The boutique shops and restaurants of Upper Street and Essex Road are close by, as well as the ever-trendy Dalston. There is also Shoreditch Park is within striking distance offering open green spaces as well as lovely walks along the Regents canal. Highbury and Islington offer the closest underground service on the Victoria line and overground services to Moorgate. The East London line is serviced from Essex Road station and Canonbury whilst Haggerston provides the closest overground links to Shoreditch and beyond. Many bus routes can be found on Essex Road for access to Angel or on Southgate Road for effortless transport to Central London, Shoreditch, Hoxton and the City.

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Englefield Road, N1
Approx. Gross Internal Floor Area 548 sq. ft / 50.95 sq. m



FIRST FLOOR

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

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