



ENGLEFIELD ROAD, LONDON, N1  
OFFERS IN EXCESS OF £475,000 SHARE OF FREEHOLD

A BRIGHT 498 SQ. FT. ONE BEDROOM FLAT  
ON A DESIRABLE TREE-LINED STREET IN DE-  
BEAUVOIR

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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## DESCRIPTION:

Standing at 498 sq. ft. this lovely one-bedroom flat on a leafy, residential street in Islington is offered to the market chain-free.

The property is located on the top floor of a stunning Edwardian period semi-detached property and offers beautiful sash windows. The property comprises of one South facing bedroom overlooking the back garden, a family bathroom with bathtub, a fitted separate kitchen and a large reception room.

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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**Englefield Road, N1**  
**Approx. Gross Internal Floor Area 498 sq. ft / 46.22 sq. m**



**SECOND 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.



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

**Tenure:** Share of Freehold

**Service Charge:** ADHOC

**Ground Rent:** NA

**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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