



ROZEL COURT, DE BEAUVOIR ESTATE, LONDON, N1  
**£425,000 LEASEHOLD**

## A SUPERB TWO BEDROOM APARTMENT IN DE BEAUVOIR

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently





## DESCRIPTION:

This fantastic flat is set across the 17th floor of this well-maintained purpose built block. Accommodation comprises of two double bedrooms, bathroom, kitchen, separate reception room lead which leads out to a west-facing balcony. The property further benefits from having amazing views and is offered to the market chain-free.

The flat is perfectly set for easy access to Shoreditch and the City and is also surrounded by some great pubs in De Beauvoir alongside delis and cafes on Southgate road.

Regents canal is just moments away and offers a scenic route to Victoria Park and Maida Vale whilst access to West and East London can be easily facilitated via, Haggerston overground, Dalston Kingsland and Old Street underground.

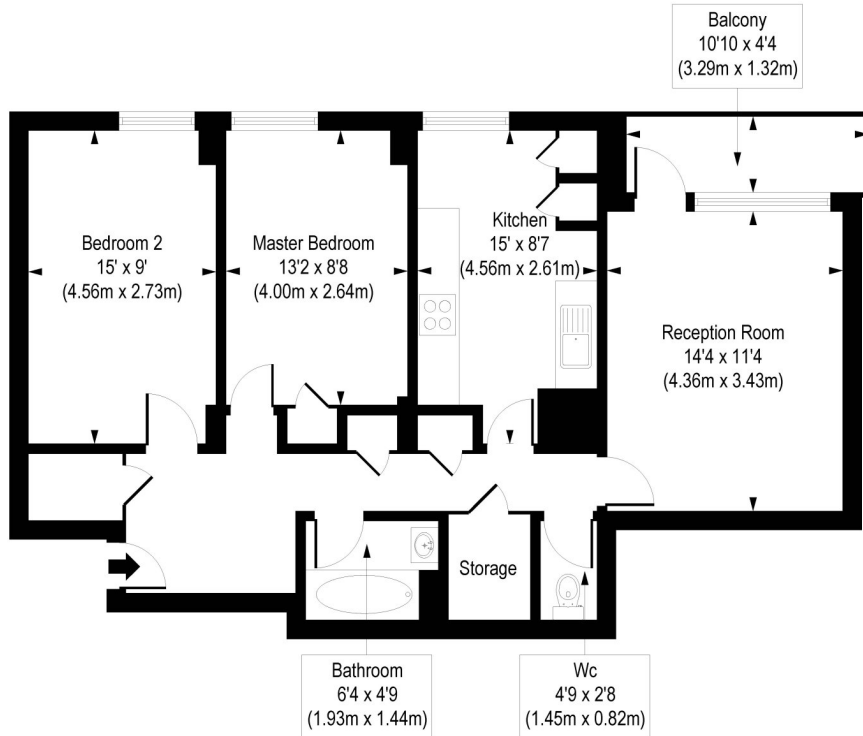
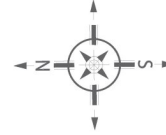
**Winkworth**





**Winkworth**

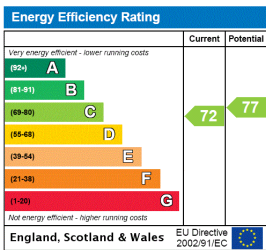
Rozel Court, De Beauvoir Estate, N1  
 Approx. Gross Internal Floor Area 770 sq. ft / 71.57 sq. m



Seventeenth 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.



Highbury | 0207 989 7000 | highbury@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.