



FLAT 1, ENGLEFIELD ROAD, LONDON, N1
£450,000 SHARE OF FREEHOLD

A FANTASTIC ONE BEDROOM FLAT IN DE BEAUVOIR

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DESCRIPTION:

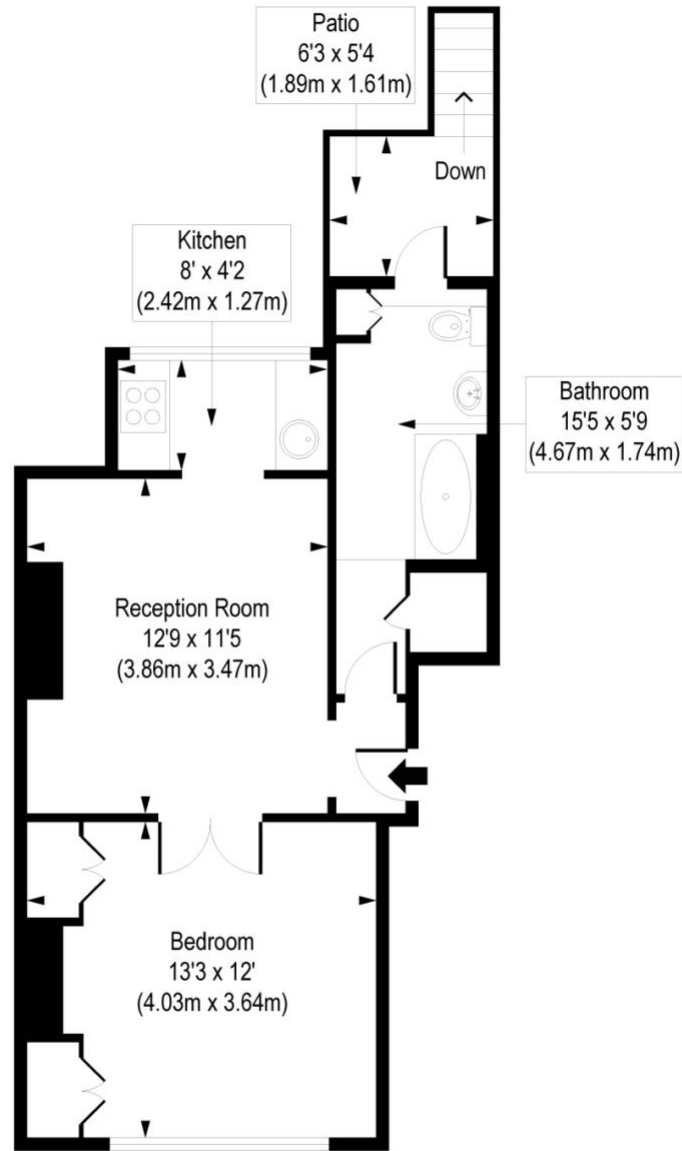
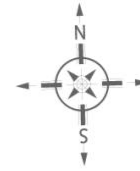
A wonderful one bedroom flat on a tree-lined, residential street in the heart of the popular De Beauvoir. The property is located on the raised ground floor of a stunning period property and still retains many original features including beautiful cornicing, high ceilings, wooden floors and large windows. Accommodation comprises of a generously sized bedroom, bathroom, semi open plan kitchen/reception room, and use of the communal garden. The property further benefits from a share of the freehold 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 and the award winning De Beauvoir Arms. 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



Englefield Road, N1

Approx. Gross Internal Floor Area 461 sq. ft / 42.86 sq. m



Upper 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.

