



FLAT A, SOUTHGATE ROAD, DE BEAUVOIR, N1  
**£750,000 LEASEHOLD**

**A WONDERFUL TWO BED GARDEN FLAT  
MOMENTS IN THE HEART OF DE BEAUVOIR.**

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## DESCRIPTION:

This fantastic two bedroom, ground floor period conversion is located in the south-after De Beauvoir, N1. Spanning 931sqft, the flat has been finished to a good standard is flooded with natural light throughout. Accommodation comprises of a large, bright reception room, two double bedrooms, a fully integrated kitchen, a contemporary bathroom, and a private west-facing garden. The property further benefits from being offered to the market on a chain free basis.

De-Beauvoir and has become home to a choice of independent retailers including the renowned De Beauvoir Deli and The Northgate Pub along with a host of other small shops. Transport links to the City are on Southgate Road and underground stations can be found at Highbury Corner (Victoria Line and London Overground), Dalston Junction and Dalston Kingsland connecting to Canary Wharf. Dalston Junction (East London line) is within an 8-10 minute walk and Highbury & Islington (Victoria and East London lines) is around a 15-20 minute walk away. Over ground services at Dalston Kingsland and Canonbury stations are also within relatively easy reach.

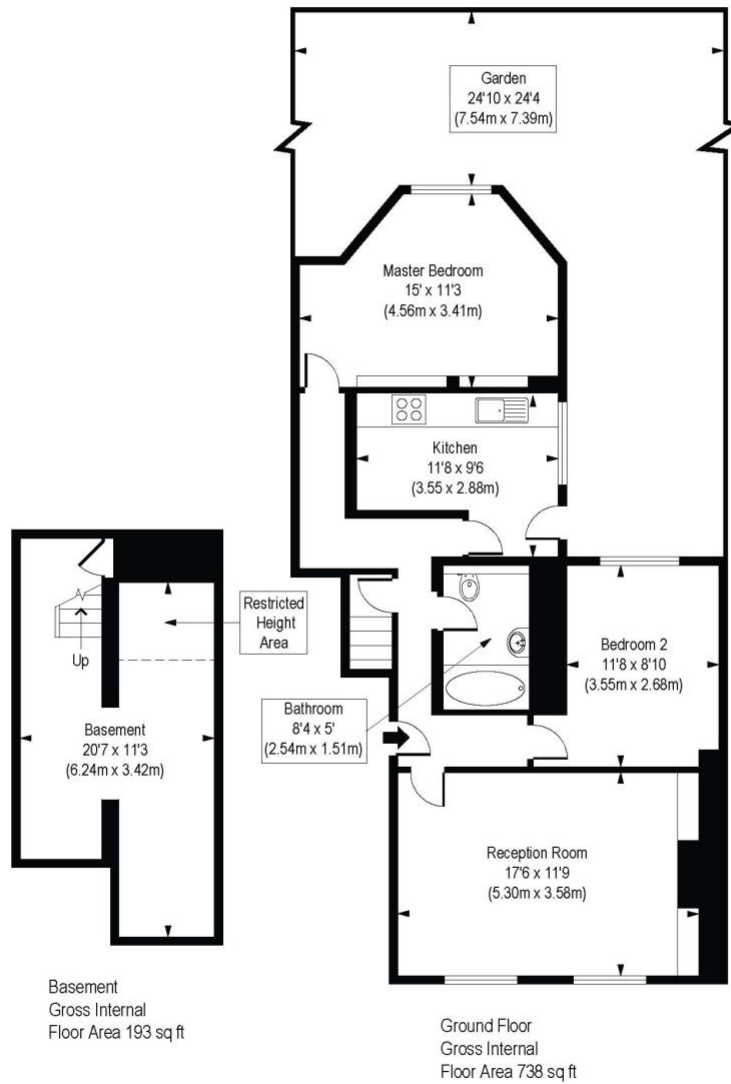
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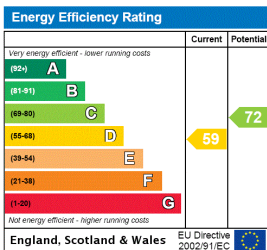
# Southgate Road, N1

Approx. Gross Internal Area 931 sq. ft / 86.50 sq. m  
(Excluding Restricted Height Area)



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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