



ELIZABETH AVENUE, LONDON, N1
£550,000 LEASEHOLD

BEAUTIFUL 1 BEDROOM FLAT LOCATED ON A
HIGHLY SOUGHT AFTER TREE-LINED STREET.

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DESCRIPTION:

This elegant one-bedroom apartment is located on a peaceful residential street in East Canonbury. It features charming sash windows across the property, ensuring abundant natural light. Upon entering, you are welcomed by a beautifully modernized kitchen, complete with custom-built storage, next to a spacious living room. This room is perfect for entertaining, benefiting from dual aspect windows. The apartment also boasts a sizable double bedroom at the rear and a family bathroom situated off the hallway, neatly separating the living spaces.

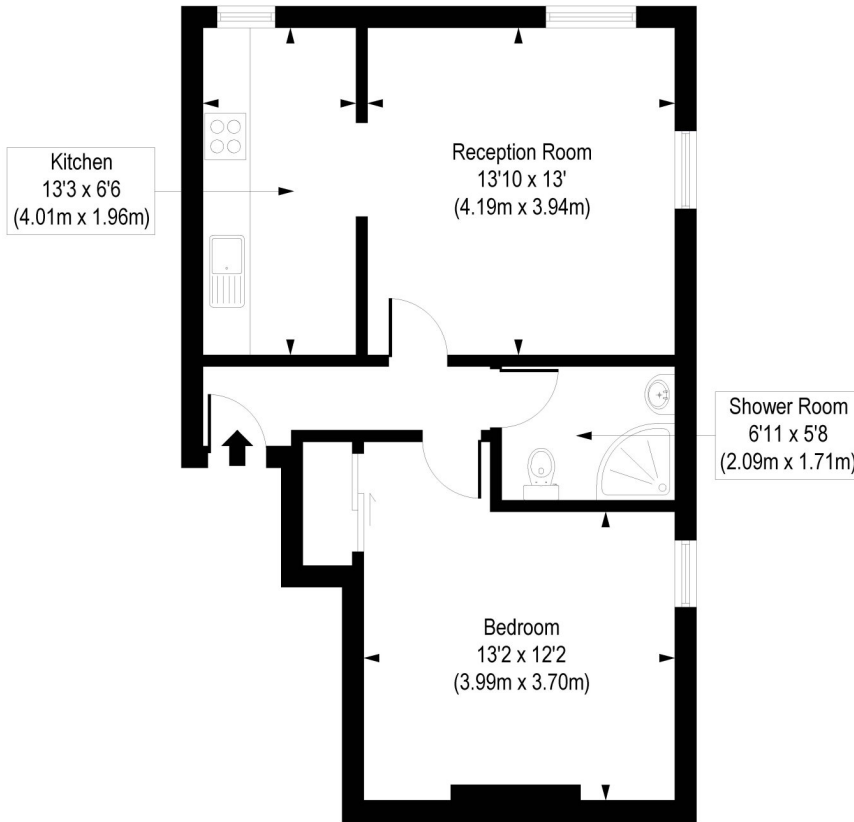
Elizabeth Avenue is a residential street located between Essex Road and De Beauvoir. Transport to the City and Canary Wharf is easily facilitated by the overground services from Essex Road and various bus routes along New North Road, whilst frequent buses on Essex Road provide easy access to the West End. Upper Street, with its famous boutique shops, restaurants and bars, and Shoreditch with its selection of galleries, independent retailers, bars and eateries, are a short distance away.

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Elizabeth Avenue, N1
 Approx. Gross Internal Floor Area 556 sq. ft / 51.70 sq. m



Second 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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