



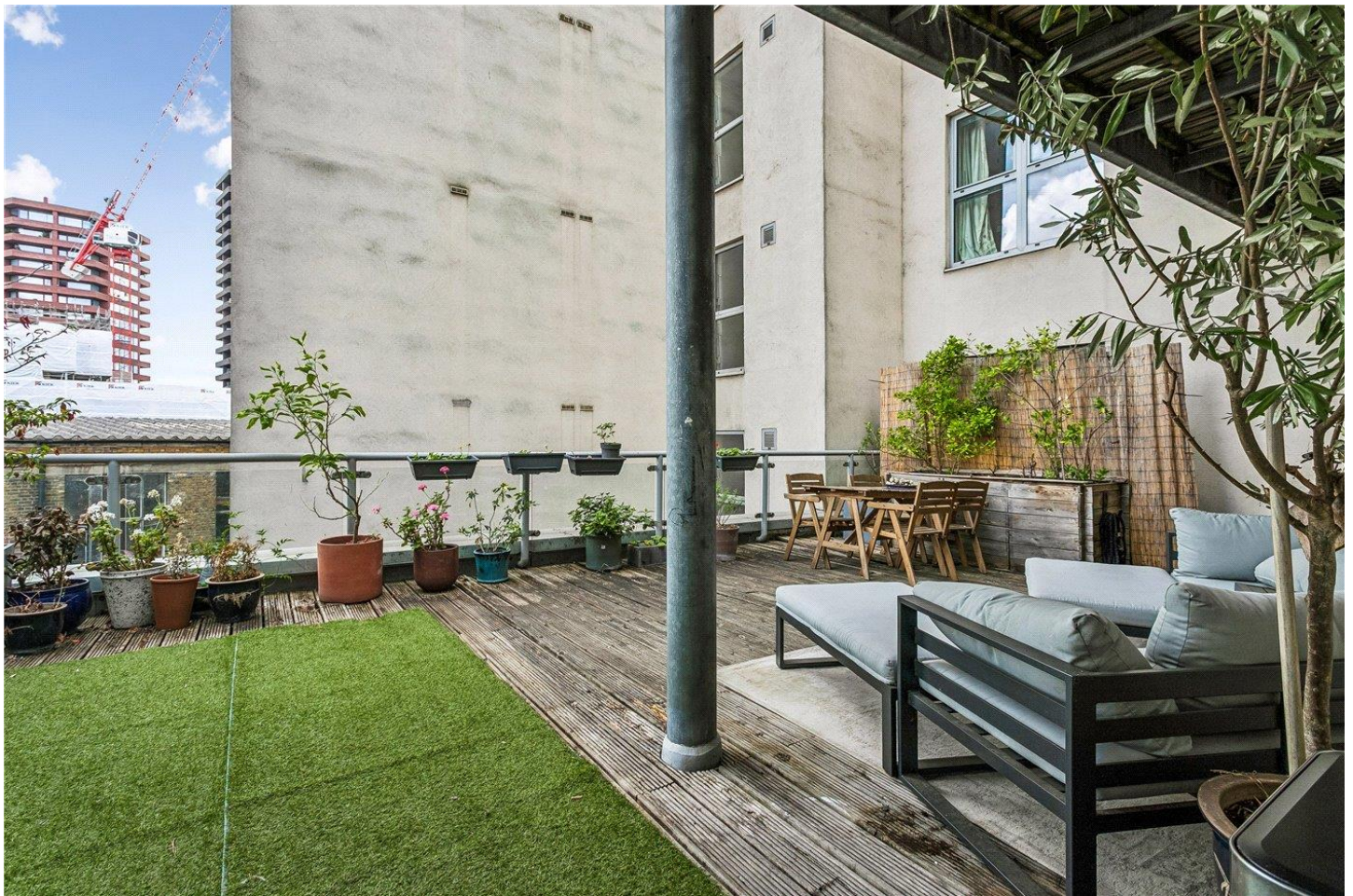
SOUTHGATE ROAD, LONDON, N1
£650,000 LEASEHOLD

A BEAUTIFULLY RENOVATED TWO BEDROOM APARTMENT WITH 550 SQ.FT. (APPROX.) TERRACE IN N1

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DESCRIPTION:

Spanning 786 sq.ft. is this well-proportioned two-bedroom, one-bathroom flat set over the second floor of a sought-after development with South facing 550 sq. ft. (approx.) terrace. The flat has been architecturally designed and renovated with style pocket doors, offers 3m high ceilings, and comprises of a master bedroom with fitted wardrobes, a second good sized double with modular design Crittall doors, a family three-piece bathroom with bathtub, and an open plan living room with bespoke fitted kitchen with quartz countertops and new Samsung appliances. The renovations also included upgrades to bathroom pipes, boiler and electricity circuit board leading to considerable savings in water and electricity bills. Parking is available in the building upon request to rent.

With the leaseholders now holding the Right to Manage (RTM), the building benefits from proactive, resident led management and considerable oversight of service charges compared to other leasehold buildings.

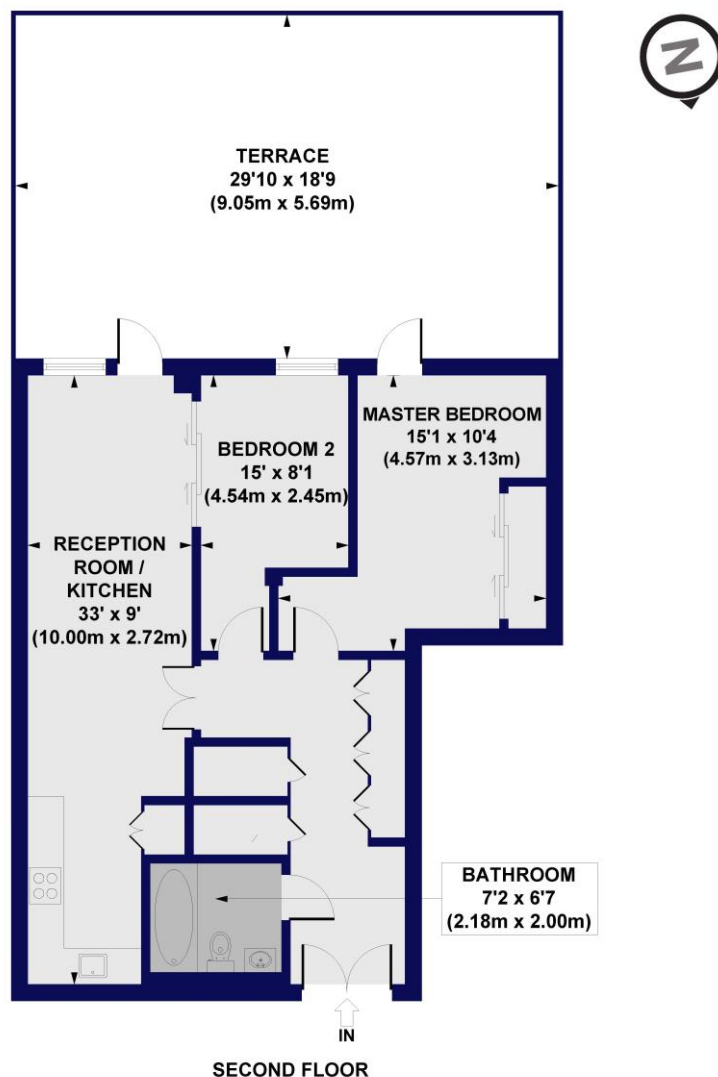
The apartment is set at the South end of Southgate Road, just moments from the restaurants, pubs and shops of De Beauvoir, as well as having a convenient Tesco downstairs. The beautiful Rosemary Gardens is located opposite the development providing a range of sporting activities including tennis courts and a football pitch as well as a park area. For the sports enthusiast there is also a swimming pool and squash courts located nearby as well as a volleyball court next to Shoreditch Park and for those who prefer peaceful strolls, regents canal provides a tranquil escape for a run or walk. The flat is perfectly located for easy transport across London and beyond and specifically for the City and Hoxton with a bus stop outside providing routes to Old Street, Bank, Moorgate and London bridge. The closest tube stop, is Old Street (Northern line) with over ground access provided at Haggerston which is just a short distance away whilst City airport and Kings Cross St Pancras facilitate easy international transport.

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Southgate Road, N1
Approx. Gross Internal Floor Area 786 sq. ft / 73.05 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260460>

Tenure: Leasehold

Term: 103 year and 0 months (Subject to change)

Service Charge: £3750 per annum (approx.)

Ground Rent: £250 Annually (Subject to review)

Council Tax Band: C

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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