



**SOUTHGATE ROAD, ISLINGTON, N1**  
**£495,000 FREEHOLD**

## A ONE BEDROOM GARDEN FLAT IN A PERIOD CONVERSION WITH AN EASY ACCESS TO BOTH ANGEL AND THE CITY

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

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

See things differently





### DESCRIPTION:

A one double bedroom garden flat with easy access to both Angel and the city located in popular De Beauvoir area. The flat has its own private entrance, large reception room, eat in kitchen-breakfast room that leads to the back garden, a generous double bedroom and a storage cupboard.

Southgate Road is set in the sought after De Beauvoir area that 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. It is perfectly set for easy access to the City and Shoreditch. The nearest station can be found at Essex Road (0.6 miles - Overground) and Haggerston (0.8 miles - Overground). Highbury & Islington (1.1 miles) is also a short distance which provides easy access to the West End & City. Local amenities are within easy reach and include The De Beauvoir Deli, local restaurants and excellent gastro pubs. There are excellent bus routes to the City from Southgate Road and the Overground stations at Dalston and Haggerston are within easy reach.

**Winkworth**



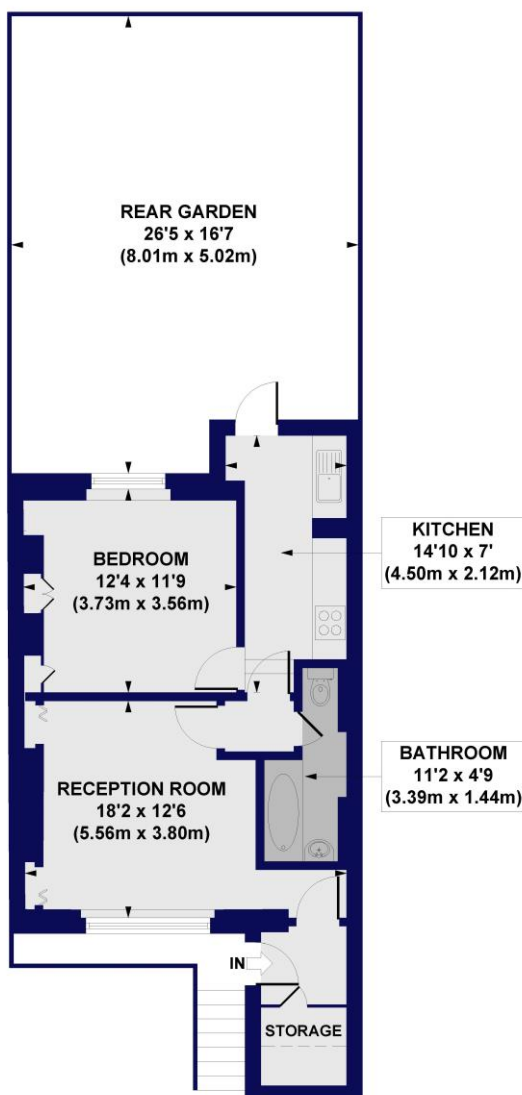


Winkworth

## Southgate Road, N1

Approx. Gross Internal Floor Area 525 sq. ft / 48.78 sq. m (Including Storage)

Approx. Gross Internal Floor Area 502 sq. ft / 46.65 sq. m (Excluding Storage)



LOWER GROUND FLOOR

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.

**Winkworth**

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		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Islington | 0207 354 2480 | islington@winkworth.co.uk

**Winkworth**

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