



ENFIELD ROAD, LONDON, N1
OFFERS IN EXCESS OF: £975,000 LEASEHOLD

A THREE BEDROOMS, THREE BATHROOMS SCHOOL CONVERSION SPLIT LEVEL FLAT WITH GARDEN

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DESCRIPTION:

Standing at 1239 sq. ft. (approx..) is this bright three bedrooms, three bathrooms, semi-open plan kitchen/ living room split level flat with concierge, gym/ sauna, private garden and two secure private parking spaces only 0.2 miles to De Beauvoir Rose Garden and 0.1 miles to Haggerston Station in a gated School conversion development.

Upon entering the property on the ground floor, you are greeted with a generous vestibule that leads to a family bathroom, a guest bedroom with built-in storage, semi-open plan kitchen, and a living room that opens up onto the private garden. The upper floor hosts two double bedrooms, each with an en-suite bathroom. The main bedroom benefits from a walk-in closet and the second bedroom from fitted wardrobes and a bathtub in the bathroom.

The flat is perfectly set for an easy access to Shoreditch and the City and is surrounded by a variety of highly desirable delis, local bars and shops in De Beauvoir and Southgate Road alongside trendy restaurants on Kingsland Road and Dalston. Regent's canal offers a scenic route to Victoria Park and Maida Vale whilst access to West and East London can be easily facilitated via, Haggerston overground, Dalston Kingsland and Old Street underground. The Hackney New Primary School (Ofsted rated Outstanding) is also only 486 yards away (approx.).

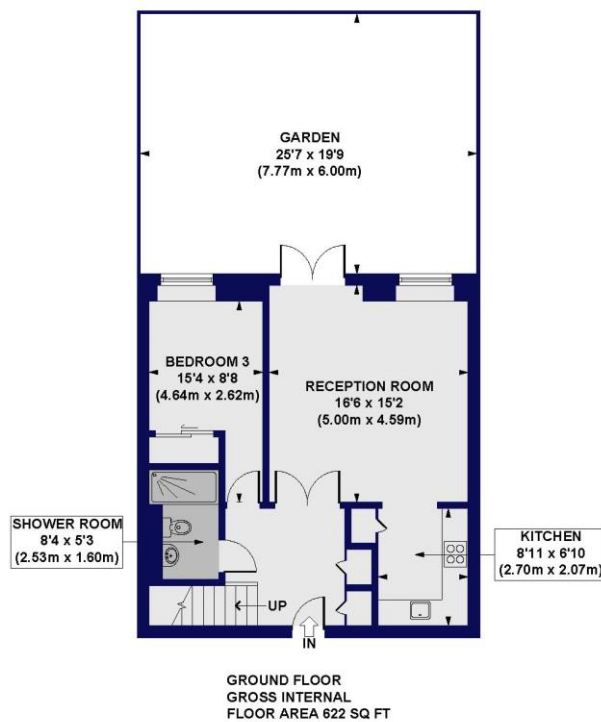
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Approx. Gross Internal Floor Area 1239 sq. ft / 115.11 sq. m



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		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Tenure: Leasehold

Term: 106 year and 2 months (Subject to change)

Service Charge: £5,741.64 per annum (approx.)

Ground Rent: £350 Annually (Subject to review)

Council Tax Band: F

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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