



PARK PLACE, LONDON, LONDON, N1  
OFFERS IN EXCESS OF **£785,000** LEASEHOLD

**A 942 SQ. FT. BRIGHT TWO BEDROOMS, TWO BATHROOMS MODERN FLAT NEXT TO ROSEMARY GARDENS IN A GATED MEWS, N1**

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## DESCRIPTION:

Standing at 942 sq. ft. is this exceptionally beautiful and wonderfully spacious, second floor, two double bedrooms, two bathrooms flat with open plan livingroom/ kitchen, and floor to ceiling windows, in a private gated mews next to Rosemary Gardens.

The property is positioned next to and with views across the greenery of Rosemary Gardens, along with being only moments from the walks along the Regent's canal, East to London Fields or West towards Angel.

Accommodation comprises of a master bedroom with en-suite shower room and wardrobe/ storage cupboard, second double bedroom also with fitted wardrobes, a main bathroom with bathtub, and beautiful 36.1ft x 14.7ft reception/ dining room with a sliding glass door opening to a Juliette balcony with views of the park, and the fitted kitchen to the rear off the reception.

Park Place is just moments from many restaurants, pubs and shops in De Beauvoir including the Scolt Head, The Talbot and The De Beauvoir Deli. The beautiful Rosemary Gardens are located directly next to the development providing a range of sporting activities, including tennis courts and a football pitch. For the sports enthusiast, there is also a swimming pool, basketball, and badminton facilities, 5-side pitches and rooftop tennis courts at the newly built Britannia Leisure Centre next to Shoreditch Park. Upper Street, London Fields and Dalston are a short distance away, while Regents Canal provides a tranquil escape for a run, cycle or walk.

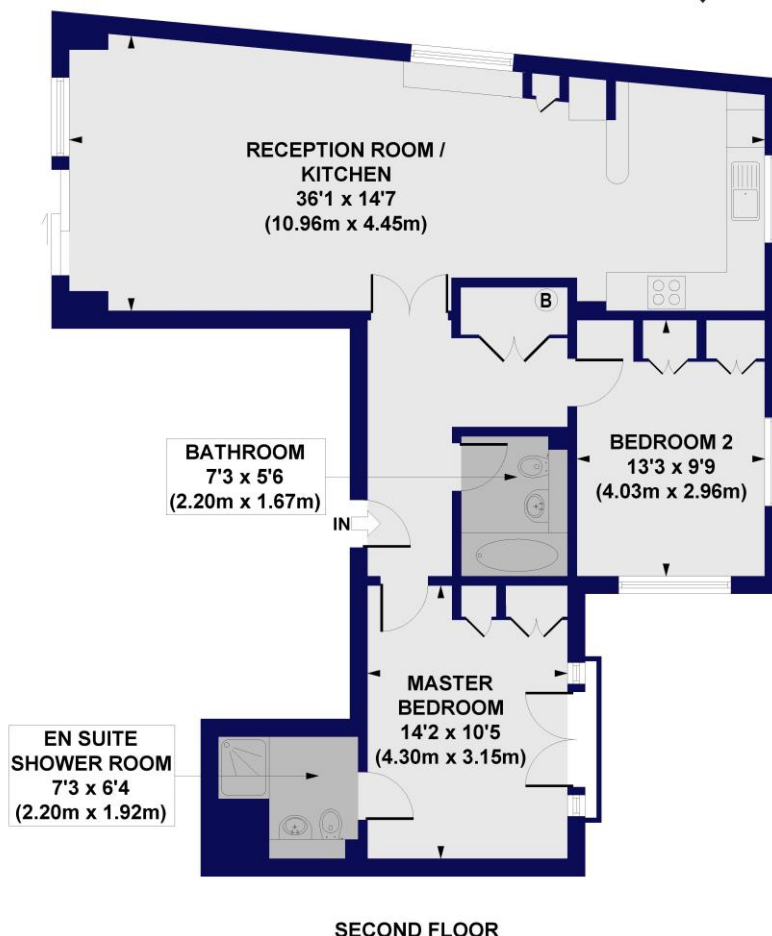
The property is conveniently located for access to Islington, Hoxton, and Shoreditch, with an array of trendy bars, restaurants, galleries, and boutique shops. Haggerston Station (Windhurst Overground), Old Street Underground (Northern Line), Essex Road (National Rail) and Highbury & Islington station (National Rail. Victoria line, Mildmay, & Windhurst Overground) are the closest stations. The bus routes of Southgate Road and New North Road provide good links to the City.

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**Park Place, N1**  
**Approx. Gross Internal Floor Area 942 sq. ft / 87.55 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.

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

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