



DE BEAUVOIR ROAD, LONDON, N1
£1,000,000 LEASEHOLD

A WONDERFUL THREE BEDROOM GARDEN FLAT IN DE BEAUVOIR

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DESCRIPTION:

Spanning 1,106sqft is this fantastic three bedroom property located in the heart of De Beauvoir. Positioned on the ground and lower ground levels of this charming period building, the flat has well-proportioned rooms throughout and is flooded with natural light. Accommodation comprises of three double bedrooms, one of which benefitting from a modern ensuite bathroom. The reception room is located at the rear of the property, which leads out to a private East-facing Garden. The separate eat-in kitchen is downstairs on the lower ground level, it offers an abundance of storage and plentiful worktop space. The property is completed with a family bathroom and is offered to the market chain free.

De Beauvoir Road is a residential tree lined street in De Beauvoir. The frequent buses on Southgate Road provide direct access to the City and the numerous buses on Essex Road provide easy access to the West End. Moreover the Overground services from Haggerston and rail services from Essex Road give easy access to Canary Wharf and the City. The thriving restaurants and shops on Southgate Road are just around the corner. Upper Street, with its famous boutique shops, restaurants and bars, and Shoreditch with its selection of galleries, independent retailers, bars and eateries, are also just a short distance away.

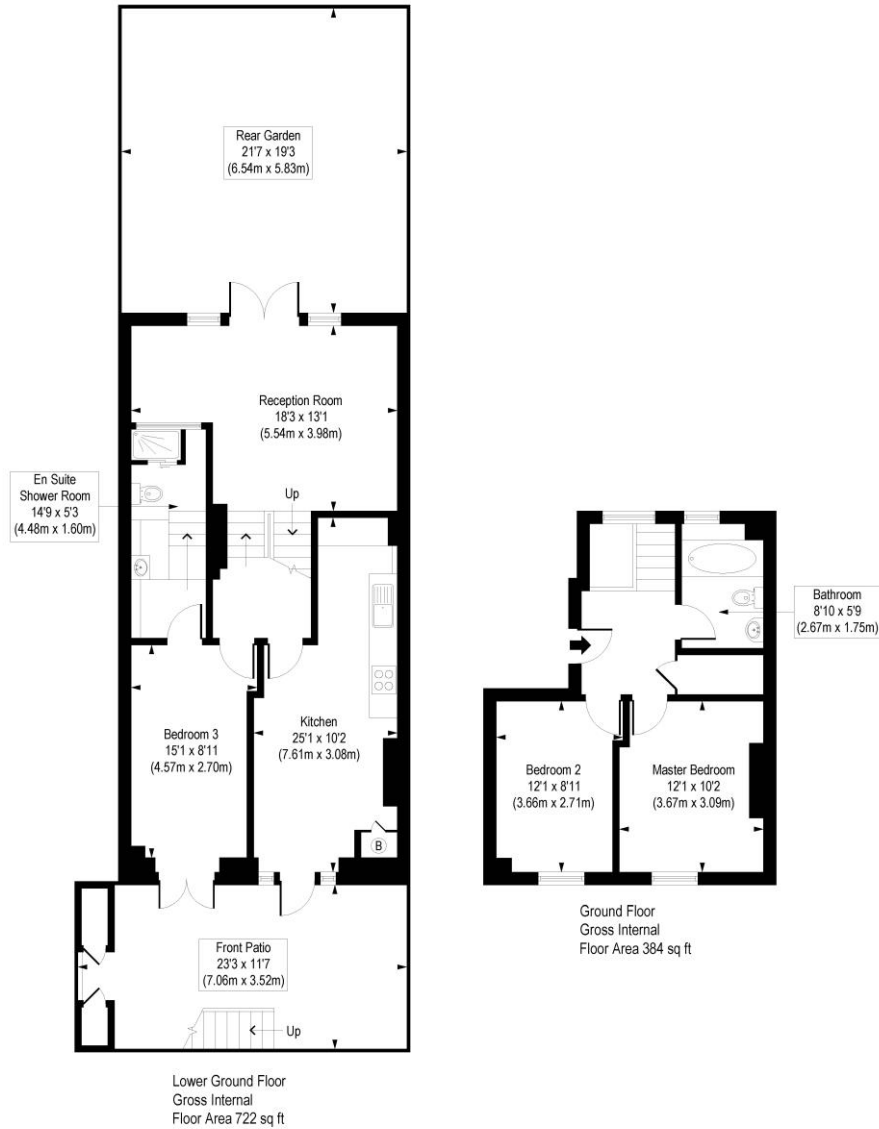
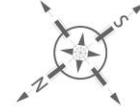
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Approx. Gross Internal Floor Area 1106 sq. ft / 102.73 sq. m



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.

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.

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