



**SOUTHGATE GROVE, ISLINGTON, N1**  
**£400,000 SHARE OF FREEHOLD**

## A BRIGHT, WELL MAINTAINED ONE DOUBLE BEDROOM APARTMENT IN ENVIABLE LOCATION

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## DESCRIPTION:

Enviably located in one of the most desirable areas of Islington this must see, bright and airy one bedroom apartment is presented in great condition throughout. Offering charming, modern interiors, a wonderful open plan kitchen living area and spacious bedroom. The property further benefits from a share of the freehold and is offered to the market chain free.

Located within easy reach of a superb range of elite shops, bars and restaurants of De Beauvoir and Upper Street while providing motorists with quick and easy access to road links both out of London and to the North. The property also has excellent public transport links, being a quick bus ride to the City and a short walk to Haggerston station for the Overground.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

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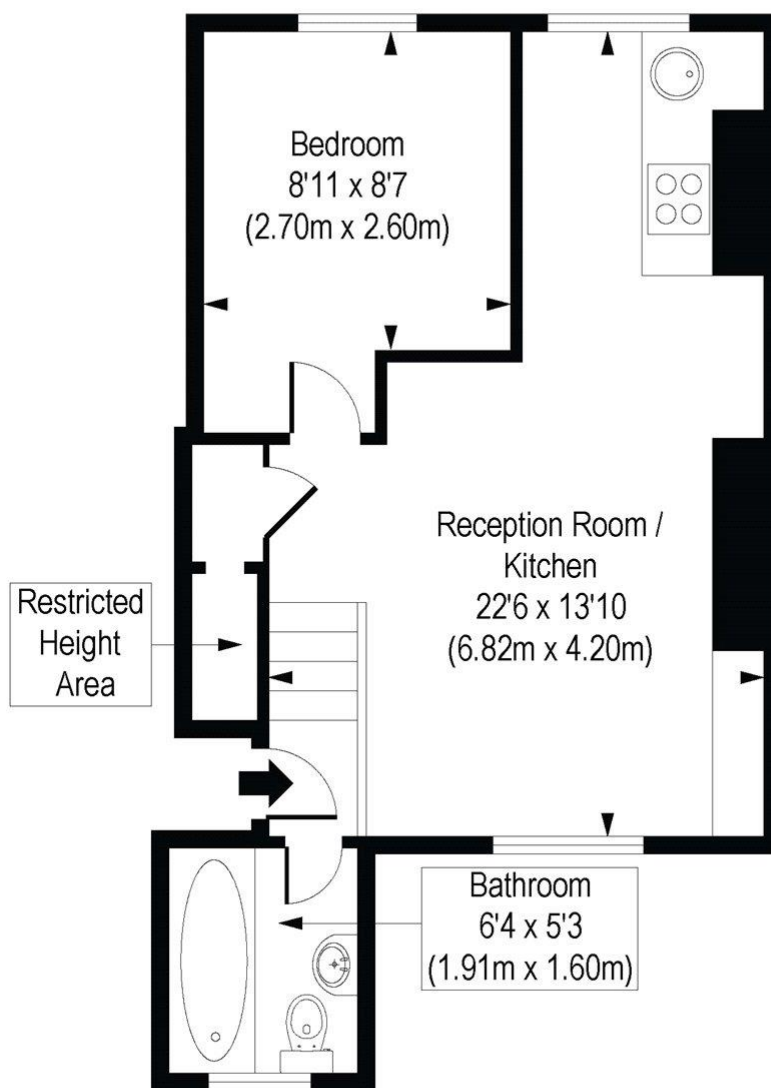




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## Southgate, N1

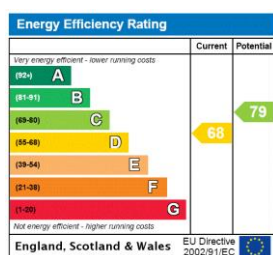
Approx. Gross Internal Floor Area 370 sq. ft / 34.36 sq. m (Excluding Restricted Height Area)  
Approx. Gross Internal Floor Area 379 sq. ft / 35.23 sq. m (Including Restricted Height Area)



First Floor

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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