



ENFIELD ROAD, N1
£1,250,000 LEASEHOLD

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

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

Winkworth

winkworth.co.uk

See things differently



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 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.

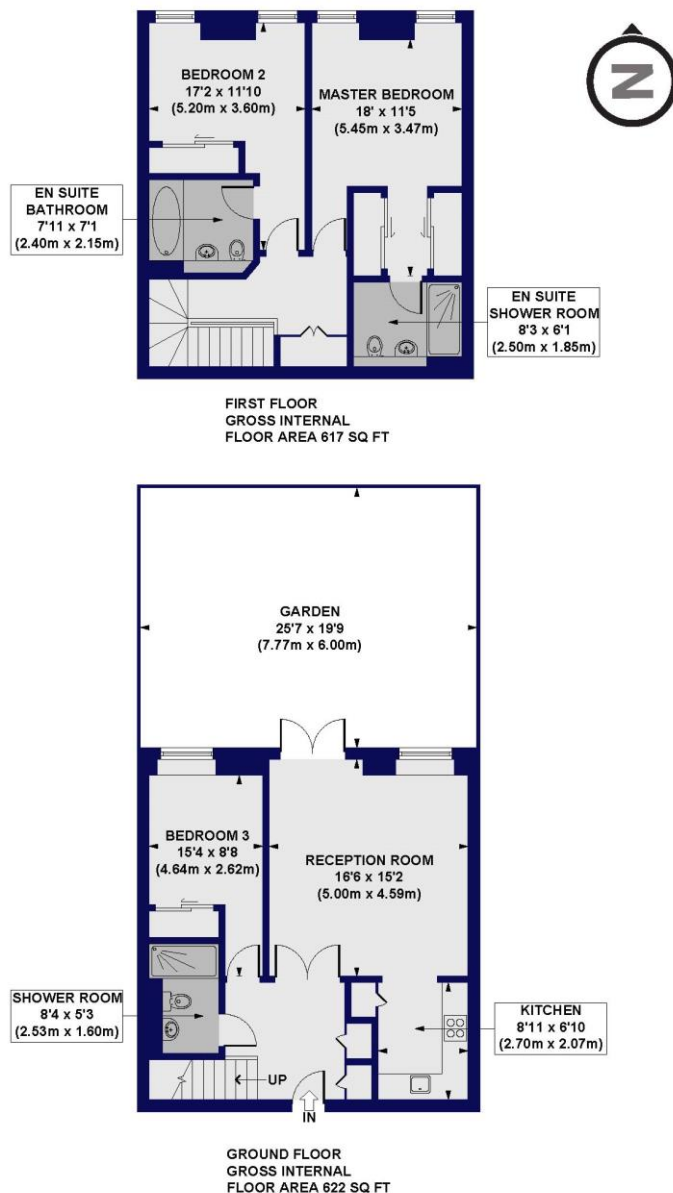
Regent's canal offers a scenic route to Victoria Park and Maida Vale whilst access to West and East London can be easily facilitated via, Haggerston overground, Dalston Kingsland and Old Street underground. The Hackney New Primary School (Ofsted rated Outstanding) is also only 486 yards away (approx.).

Winkworth



Winkworth

Enfield Road, N1
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.

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.

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

Winkworth

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.