



SOUTHGATE ROAD, LONDON, N1
OIEO £685,000 LEASEHOLD

A WONDERFUL TWO BEDROOM GARDEN FLAT IN THE HEAT OF DE BEAUVOIR

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DESCRIPTION:

Spanning 756sqft is this fantastic two bedroom garden flat located in the ever-popular De Beauvoir. The kitchen and bathroom have been very recently refurbished to a high standard, alongside both front and back gardens. Accommodation includes two bedrooms, a bathroom, semi open plan kitchen/reception area and West-facing garden. The property further benefits from its own front door and is offered to the market with no onward chain.

De-Beauvoir and has become home to a choice of independent retailers including the renowned De Beauvoir Deli and The Northgate Pub along with a host of other small shops. Transport links to the City are on Southgate Road and underground stations can be found at Highbury Corner (Victoria Line and London Overground), Dalston Junction and Dalston Kingsland connecting to Canary Wharf. Dalston Junction (East London line) is within an 8-10 minute walk and Highbury & Islington (Victoria and East London lines) is around a 15-20 minute walk away. Over ground services at Dalston Kingsland and Canonbury stations are also within relatively easy reach.

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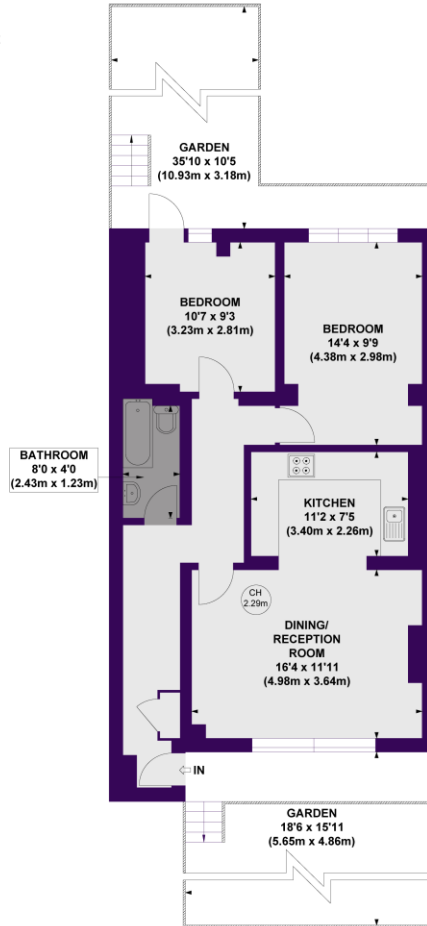
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Approx. Gross Internal Floor Area 756 sq. ft / 70.27 sq. m

Key :
CH - Ceiling Height

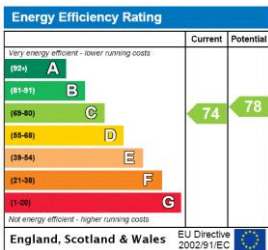


**BASEMENT
GROSS INTERNAL
FLOOR AREA 756 SQ FT**

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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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