



ENGLEFIELD ROAD, LONDON, N1  
£350,000 LEASEHOLD

## A ONE BEDROOM FLAT IN THE HEART OF DE BEAUVOIR

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## DESCRIPTION:

Spanning 626sqft across the lower ground level of this charming building is this one bedroom flat. The property offers a great opportunity to modernise throughout, benefits from a separate entrance and has access to a communal garden.

Set in the heart of De Beauvoir the property offers an array of local amenities including shops, eateries and bars including the De Beauvoir Deli and the award winning De Beauvoir Arms. The boutique shops and restaurants of Upper Street and Essex Road are close by, as well as the ever-trendy Dalston. There is also Shoreditch Park is within striking distance offering open green spaces as well as lovely walks along the Regents canal. Highbury and Islington offer the closest underground service on the Victoria line and overground services to Moorgate. The East London line is serviced from Essex Road station and Canonbury whilst Haggerston provides the closest overground links to Shoreditch and beyond. Many bus routes can be found on Essex Road for access to Angel or on Southgate Road for effortless transport to Central London, Shoreditch, Hoxton and the City.

**Winkworth**



**Winkworth**

# Englefield Road, N1

Approx. Gross Internal Floor Area 626 sq. ft / 58.20 sq. m

Key :  
CH - Ceiling Height



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.

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)



[winkworth.co.uk](http://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.