



DOWNHAM ROAD, LONDON, N1  
OIEO £1,100,000 SHARE OF FREEHOLD

## A SIMPLY STUNNING THREE BEDROOM FLAT WITH ROOF TERRACE IN DE BEAUVOIR N1.

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## DESCRIPTION:

Set across the first and second floor of this charming Victorian building is this beautiful three-bedroom flat. Spanning almost 1,100sqft, the property is flooded in natural light and is in great condition throughout. Accommodation comprises of a bright and airy open plan kitchen/reception room, with the kitchen benefitting from a breakfast bar island and inbuilt appliances. The smaller third bedroom is located on this floor, which is also utilized as an office creating the perfect work from home space. The remaining bedrooms are positioned on the second floor, both of which are of generous size and the master bedroom benefitting from an ensuite bathroom. The contemporary family bathroom has been tastefully decorated and includes a bath. The property is completed with a large, private roof terrace providing fantastic views and is offered to the market on a chain-free basis.

Downham road is a residential tree lined street located between Essex road and 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 over ground 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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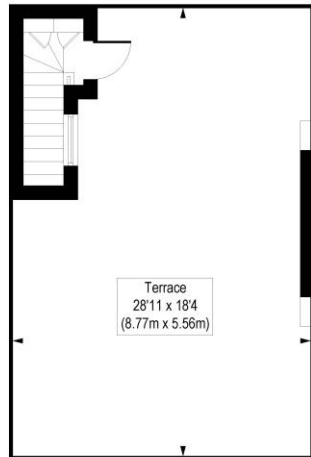
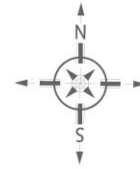




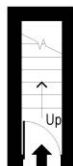
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# Downham Road, N1

Approx. Gross Internal Floor Area 1074 sq. ft / 99.82 sq. m



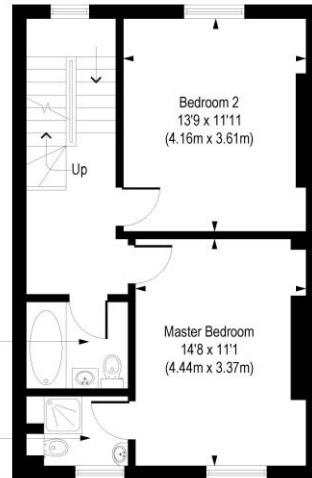
Third Floor  
Gross Internal  
Floor Area 33 sq ft



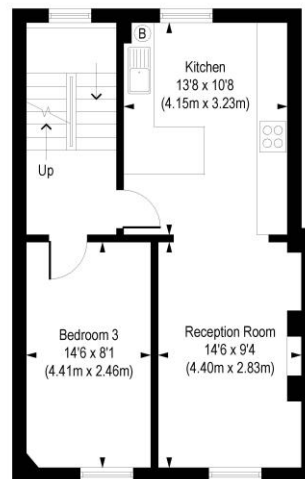
Ground Floor  
Gross Internal  
Floor Area 23 sq ft

Bathroom  
6'7 x 5'7  
(2.00m x 1.70m)

En Suite  
Shower Room  
6'7 x 4'6  
(2.00m x 1.36m)



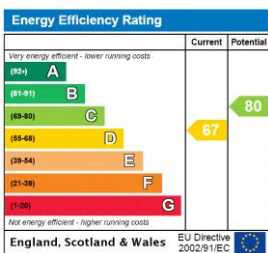
Second Floor  
Gross Internal  
Floor Area 521 sq ft



First Floor  
Gross Internal  
Floor Area 497 sq ft

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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