



SOUTHGATE ROAD, LONDON, N1  
OIEO £400,000 LEASEHOLD

## A FANTASTIC ONE BEDROOM GROUND FLOOR FLAT IN DE BEAUVOIR

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## DESCRIPTION:

A superb one bedroom ground floor mezzanine flat located in the heart of De Beauvoir. This sought-after flat has wooden floors, gas central heating, sash windows and modern fixtures throughout. It is finished neutrally throughout and is ideal for a professional couple looking for an attractive home set in a beautiful area.

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.

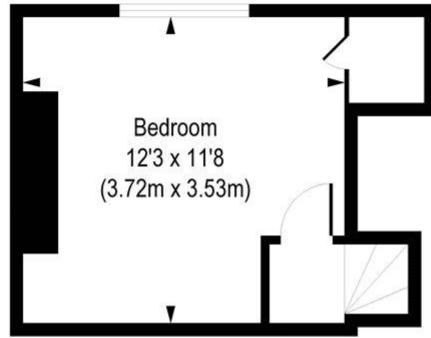
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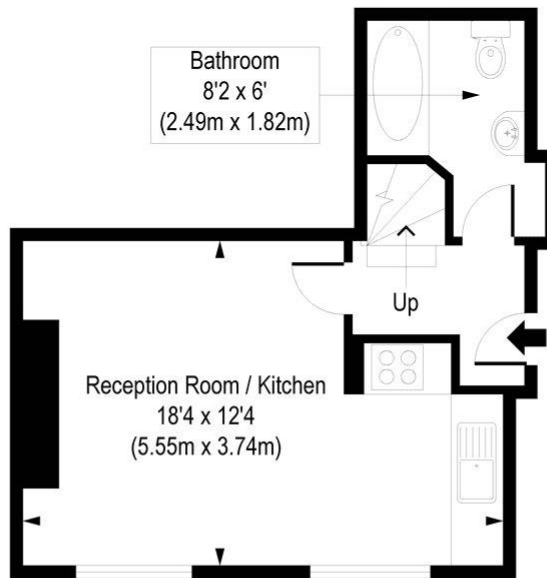
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Approx. Gross Internal Floor Area 438 sq. ft / 40.66 sq. m



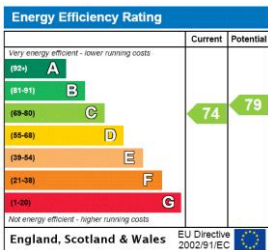
Upper Ground Floor  
Gross Internal  
Floor Area 158 sq ft



Ground Floor  
Gross Internal  
Floor Area 280 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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