



**BALMES ROAD, DE BEAUVOIR, N1**  
**£375 PER WEEK FURNISHED, PART FURNISHED, UNFURNISHED**

## **A WONDERFUL LIGHT AND SPACIOUS ONE BEDROOM FLAT.**

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

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

Set over the raised ground floor of this highly sought after development is this stunning one bed apartment. The flat comprises of a large double bedroom, contemporary bathroom and bright open plan, modern living room and kitchen with private balcony. In addition the property benefits from its own front door and separate private entrance from the rest of the development. The apartment is set at the South end of Southgate road, just moments from the restaurants, pubs and shops of De Beauvoir, as well as having a convenient Tesco downstairs. The beautiful Rosemary gardens is located opposite the development providing a range of sporting activities including tennis courts and a football pitch as well as a park area. For the sports enthusiast there is also a swimming pool and squash courts located nearby as well as a volleyball court next to Shoreditch Park and for those who prefer peaceful strolls, Regents Canal provides a tranquil escape for a run or walk.

The flat is perfectly located for easy transport across London and beyond and specifically for the City and Hoxton with a bus stop outside providing routes to Old Street, Bank, Moorgate and London Bridge. The closest tube station is Old Street (Northern line) with over ground access provided at Haggerston which is just a short stroll away.

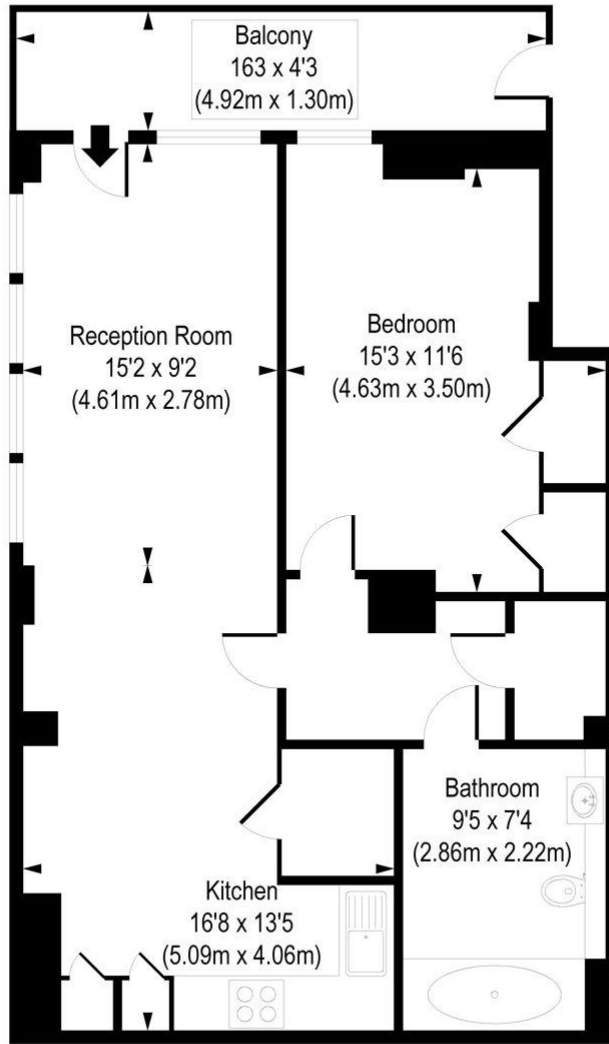
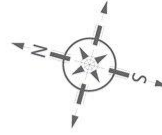
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# Balmes Road, N1

Approx. Gross Internal Floor Area 633 sq. ft / 58.79 sq. m



Ground Floor

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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