



FLAT 1, NORTHCHURCH ROAD, LONDON, N1
£850,000 LEASEHOLD

A SUPERB TWO BEDROOM SPLIT LEVEL PROPERTY IN THE HEART OF DE BEAUVOIR

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DESCRIPTION:

Set across the lower ground and raised ground level of this charming period building is this spacious, two bedroom garden flat. The property boasts well-proportioned rooms and offers great potential to modernise throughout. On entering the property through your own front door on the lower ground level, both double bedrooms are positioned on this floor alongside the family bathroom. The private South-facing garden is accessed via the conservatory, which could also be utilized as a dedicated office space. The double reception room is located on the raised ground level, this amazing room is flooded with natural light and benefits from an abundance of period features including sash windows, cornicing and high ceilings. The property is completed with a long lease and is offered to the market chain free.

Nestled between Essex Road and De Beauvoir, Northchurch Road is a quiet tree-lined street that offers an array of local eateries and bars including the De Beauvoir Deli, The Talbot and Scolt Head all within easy reach. The boutique shops and restaurants of Upper Street are close by, whilst some fantastic transport links are also available. Highbury and Islington is 0.9 miles away and offers the closest underground service on the

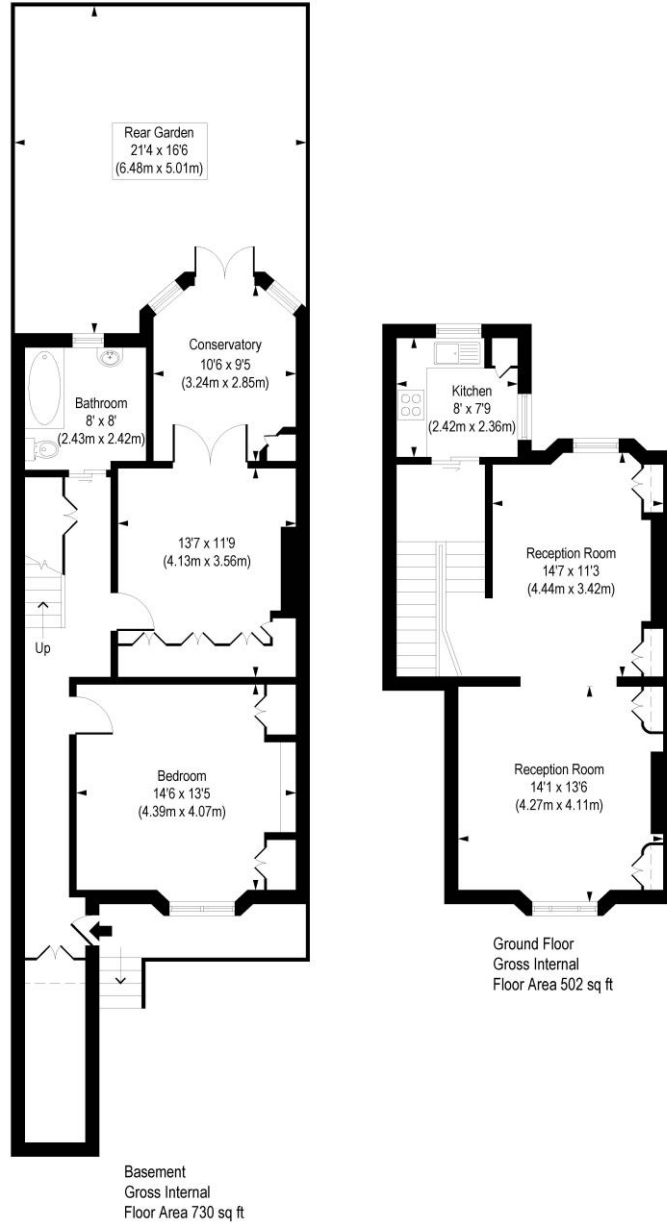
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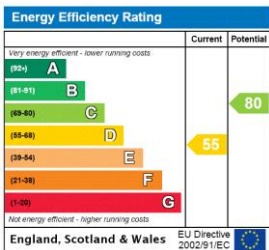
Northchurch Road, N1

Approx. Gross Internal Floor Area 1232 sq. ft / 114.42 sq. m



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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