

1 84 SOUTHGATE ROAD
LONDON, N1 3JD

£2,150 PCM

A beautifully presented, one bedroom apartment situated in the heart of De Beauvoir featuring a private garage. The property is offered in superb condition and boasts well-proportioned rooms and a generous south facing reception room beautifully finished with wooden flooring. The reception room flows into the kitchen. The fully equipped kitchen offers lots of storage and worktop space.

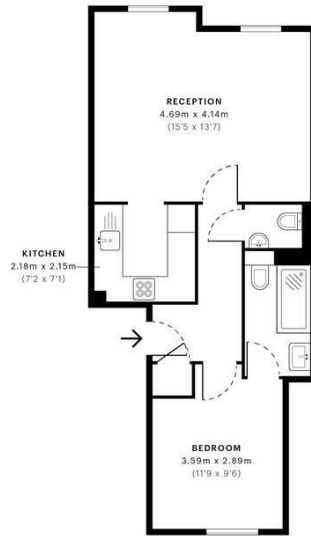
The sizeable bedroom benefits from wood flooring and built-in wardrobes. The bathroom features a large walk-in shower with plenty of storage throughout.

Situated on Southgate Road in the popular De Beauvoir, just a short walk from local favourites: the De Beauvoir Deli and the De Beauvoir Arms pub, Upper Street and Essex Road.

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Southgate Road, N1
 CAPTURE DATE: 16/12/2022 LASER SCAN POINTS: 21,991,742

GROSS INTERNAL AREA
 43.62 sqm / 469.52 sqft



Ground Floor

spec verified floor plans are produced in accordance with:
 RICS Professional Statement: Surveying for Property Measurement (2017)
 Plans and parties use distribution only and are not for sale.
 Due to rounding, numbers may not add up precisely.
 All measurements shown are for the finished area and are approximate.
 See the measurement protocol of measurements contained in the plan.
 www.spec.co.uk
 www.rics.org.uk
 SPEC ID: 54397137633366206c36c6f795



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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