



Southgate Road

De Beauvoir, N1

Offers in excess of £1,250,000

A light filled three double bedroom, two bathroom maisonette, with internal space exceeding 1,400 sqft, benefitting from its own private entrance and private rear garden with home office/studio, ideally set in the heart of De Beauvoir.



Southgate Road

De Beauvoir, N1

- Substantial maisonette
- Three double bedrooms
- Two bathrooms
- Own private entrance
- Private garden
- Summer house/garden studio
- Ideally located in the heart of De Beauvoir



A light filled three double bedroom, two bathroom maisonette, with internal space exceeding 1,400 sqft, benefitting from its own private entrance and private rear garden with home office/studio, ideally set in the heart of De Beauvoir. Accommodation is well balanced and generously proportioned, comprising; a private entrance on the lower level, which leads to the semi open plan kitchen/dining room/reception space which occupies the lower level, with the kitchen providing access to the landscaped rear garden, which measures c. 29 ft and features a home office at the rear. There is also a family bathroom suite on the lower level. The raised ground floor features two large double bedrooms, of which the front is currently utilised as a study with bespoke carpentry throughout, bathed in natural light courtesy of the high ceilings and large window. The principal bedroom is set behind, featuring a dressing area and en-suite bathroom. There is also a third bedroom set on the half landing. The house occupies a prominent position at the Northern end of Southgate Road moments from the delights of the locally renowned De Beauvoir deli. The Regents Canal provides some wonderful walks along towards both Angel & London Fields. The closest stations are Dalston Junction Canonbury, both forming part of the London Overground network, whilst a plethora of shops, bars and restaurants can be found locally. For those wishing to travel by bus, Kingsland Road and Southgate Road provide a number of good routes, with the delights of vibrant, trendy Hoxton and Shoreditch just a short journey away as are London Fields and Broadway Market.

Tenure: Share of Freehold 963 years 9 months

Service Charge: £447.23 This is the cost of buildings insurance there is no formal

Ground Rent: £0 NA

Local Authority: Islington Council

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	B		
(81-91)	C	72	82
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

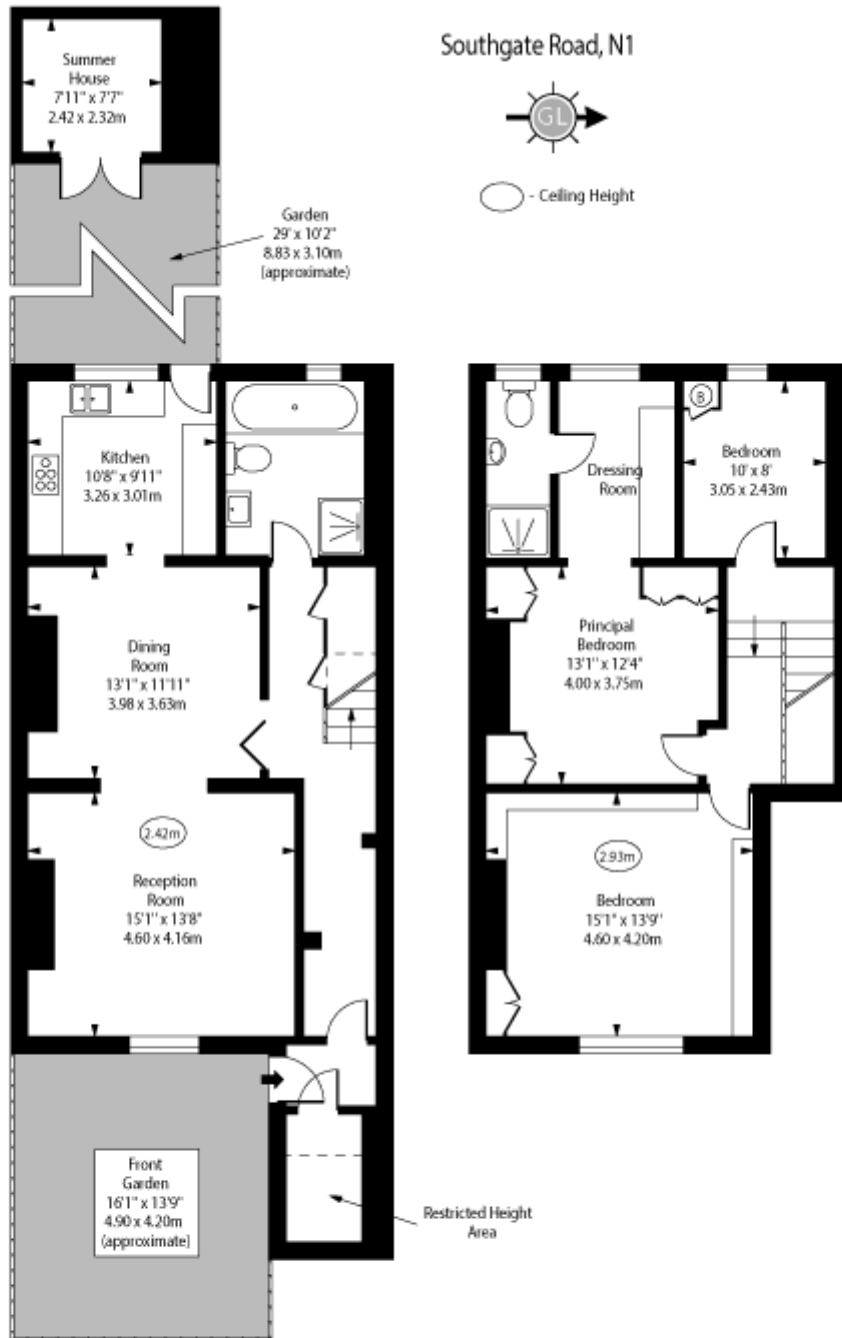
020 7359 9777

chestertons.co.uk

Southgate Road, N1



○ - Ceiling Height



Lower Ground Floor

Upper Ground Floor

Approx Gross Internal Area 1415 Sq Ft - 131.45 Sq M
(Excluding Summer House)

Approx. Floor Area Including Restricted Heights 1435 Sq Ft - 133.31 Sq M
(Excluding Summer House)

Summer House Area 60 Sq Ft - 5.57 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 024047J

