



# Englefield Road

Islington, N1

Asking Price £1,150,000

A beautifully presented 2 double bedroom, 2 bathroom spacious maisonette set over the raised and lower ground floors of an imposing Victorian building and benefitting from a private 45 foot South facing garden.

**CHESTERTONS**



# Englefield Road

## Islington, N1

- 2 double bedrooms
- Expansive living space
- Set over the raised and lower ground floors
- Private 45 foot garden
- Sought after tree-lined road



A beautifully presented 2 double bedroom, 2 bathroom spacious maisonette set over the raised and lower ground floors of an imposing Victorian building and benefitting from a private 45 foot South facing garden. The property is well-proportioned comprising; open-plan kitchen/living/dining space spanning the length of the raised-ground floor and offering an abundance of light from the large sash-windows located at the front and rear of the property; on the landing is a convenient utility room which leads to the private garden; the two bedrooms are located on the lower-ground floor along with the shower room; the master-suite is generously proportioned and features an expansive bathroom with free-standing bath and stunning French doors leading to the garden. There is a useful office nook located in the downstairs landing perfect for those who work from home. Englefield Road is an exceptionally quiet residential street in popular De Beauvoir, just a short walk from local favourites: the De Beauvoir Deli and the De Beauvoir Arms pub. Islington's Upper Street, Broadway Market, London Fields and Newington Green are close by. It is ideally situated for transport links to The City and the West End, with Canonbury Station (London Overground) and Highbury and Islington station (Victoria Line) both within walking distance, as well as excellent bus routes from both Essex Road and Southgate Road.

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**Tenure:** Share of Freehold 67 years 1 months

**Service Charge:** £500

**Ground Rent:** £0

**Local Authority:** Islington Council

**Council Tax Band:** E

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

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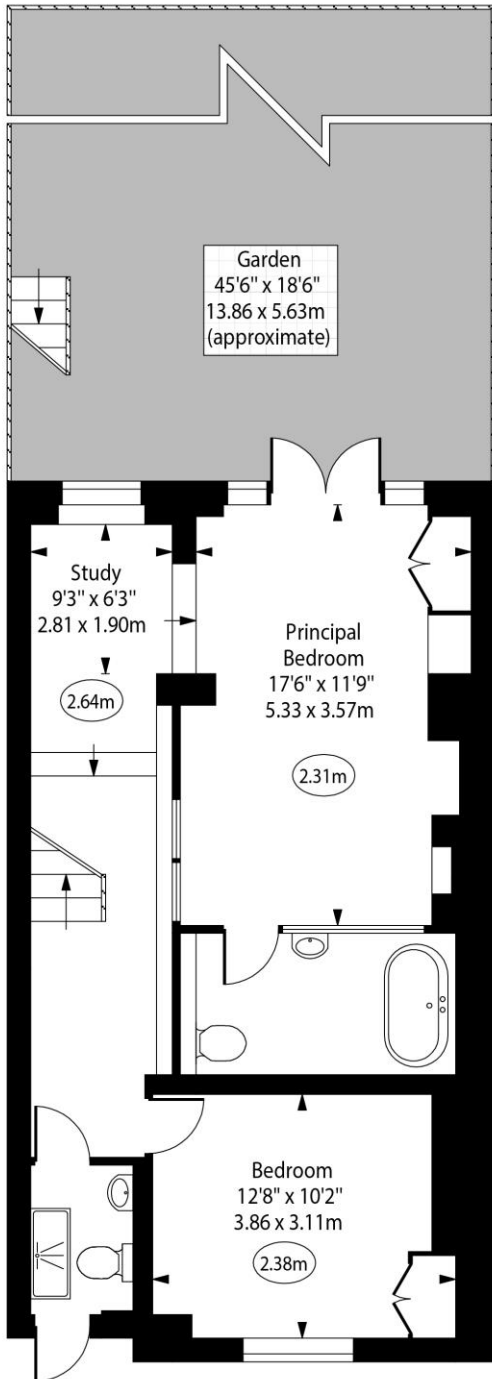
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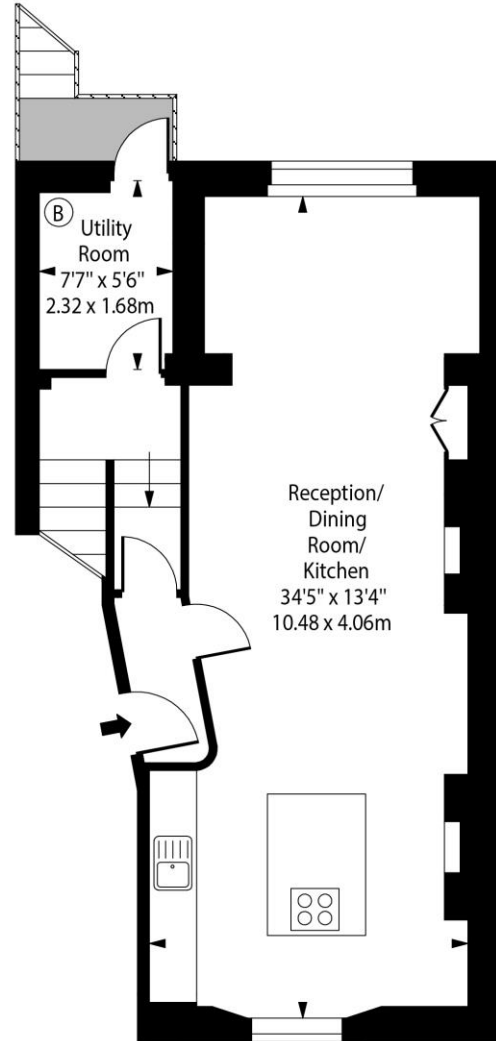
Englefield Road, N1



○ - Ceiling Height



Lower Ground Floor



Ground Floor

Approx Gross Internal Area

1142 Sq Ft - 106.09 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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