



WHERE STANDARDS MATTER

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### **Buckingham Road, Dalston, London, N1**

**\*\* LARGE GROUND FLOOR 2 BEDROOM APARTMENT \*\* \*\* Victorian conversion \*\* \*\* Close to Dalston Junction, Haggerston and Canonbury stations \*\* \*\* Large lounge to open plan kitchen/diner with Bi Fold Doors onto Private Garden\*\* \*\* Near to Tesco and Sainsbury's \*\* EPC rating: D**

**Rent: £3,200 - Monthly**



## Buckingham Road, Dalston N1

**Lounge open to Kitchen**  
5.35m (17'7) x 5.19m (17'0)



**Kitchen**



**Bedroom 1**  
3.2m (10'6) x 4.21m (13'10)



**Bedroom 2**



**Bathroom**



**Garden**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71	76
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

A bright & spacious 2 double bedroom ground converted flat set within a Victorian end of terrace house on a sought after tree lined street within the East Canonbury conservation area. Accommodation comprises large master bedroom to the front incorporating built-in wardrobes to 1 wall. The rear of the property is home to a beautiful spacious reception room encompassing a fully equipped kitchen with bi fold doors onto a private low maintenance garden. Modern shower room. The property affords superb access to the transport connections at Dalston Junction, Haggerston and Canonbury stations (all on the London Overground) and Highbury & Islington station (London Overground & Victoria Line). Additional transport can be found at Essex Road station, with trains to the City and, of course, Angel Underground (Northern Line) providing easy access to the City and West End, with the transport hub that is Kings Cross/St Pancras International just 1 stop away. The local shops of Tesco and Sainsbury's can be found close by on Essex Road. Access into central Islington and Islington Green, with their plethora of bars, restaurants, cafes and shops is provided by the bus routes of Essex Road. The cafes of Newington Green and De Beauvoir are easily accessible, including the De Beauvoir Deli, which is locally renowned. It should also be noted that bus routes of Southgate Road and Essex Road provide superb links to the City and through the Theatre District of the West End. The vibrant nightlife of Dalston, Hoxton & Shoreditch is also within easy reach.

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### **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.