



# Englefield Road

Islington, N1

OIEO. £625,000

A bright, spacious and beautifully presented 2 double bedroom second floor flat converted from an elegant Georgian building and positioned within the East Canonbury conservation area.

**CHESTERTONS**



# Englefield Road

Islington, N1

- 2 double bedroom apartment
- Second floor
- Beautifully presented
- Set within the East Canonbury conservation area



A bright, spacious and beautifully presented 2 double bedroom second floor flat converted from an elegant Georgian building and positioned within the East Canonbury conservation area. Accommodation is both bright and well balanced and comprises; a fabulous reception space, bathed in natural light courtesy of the large sash windows, spacious kitchen/dining room, family bathroom suite and 2 generous double bedrooms, one of which benefits from a mezzanine level. The property affords excellent access to the City via a range of bus routes in addition to the transport connections at Canonbury and Dalston (London Overground stations), Highbury & Islington (Victoria Line and London Overground), Essex Road station, 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 one stop away. The local Tesco and Sainsbury's together with smaller independent shops can be found on Essex Road and Southgate Road. The cafes and gastropubs of De Beauvoir are a short step away as are the markets and social hubs of Dalston and the Regents Canal. Hoxton, Shoreditch and Islington Green, with their plethora of bars, restaurants, cafes and shops can be accessed by a short bus or bike ride.

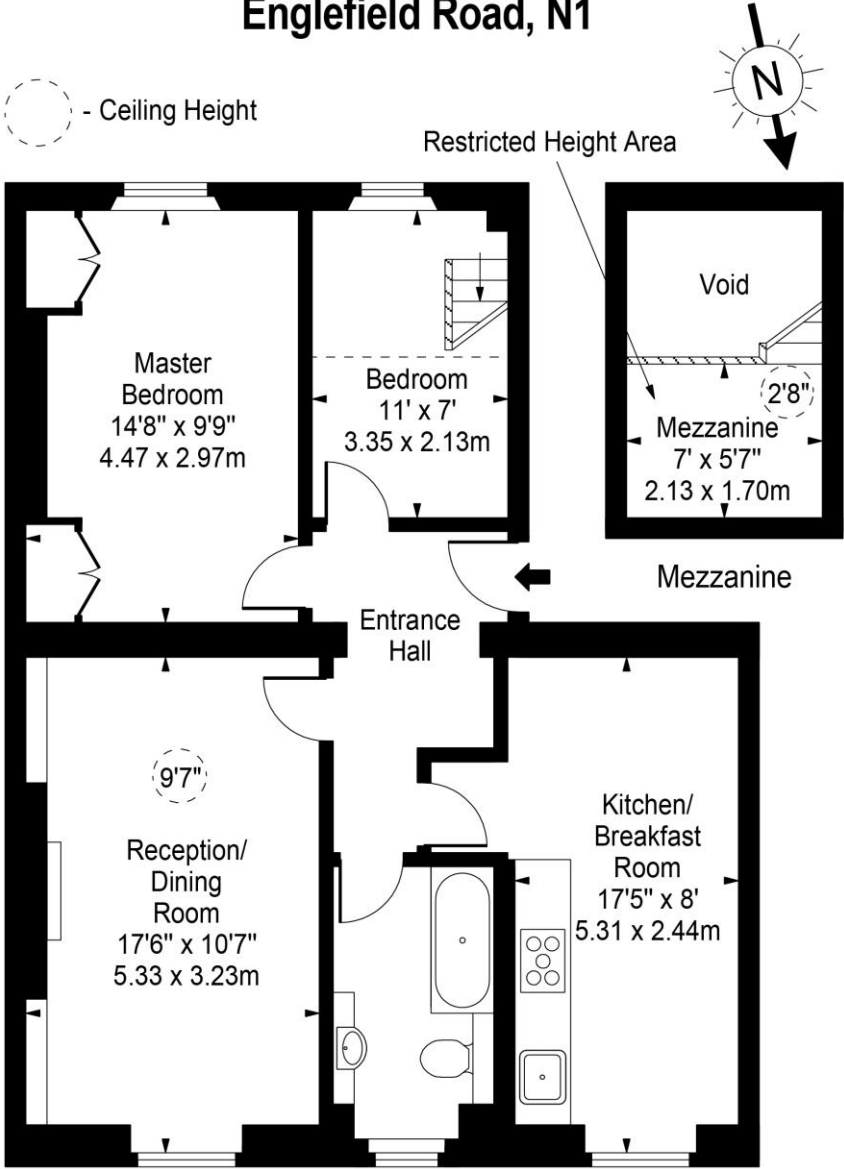
**Tenure:** Leasehold 87 years 6 months  
**Service Charge:** £1237  
**Ground Rent:** £10  
**Local Authority:** Islington Council  
**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

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# Englefield Road, N1



Second Floor

Approx Gross Internal Area **713 Sq Ft - 66.24 Sq M**

Approx. Floor Area Including Restricted Heights **752 Sq Ft - 69.86 Sq M**  
(Excluding Void)

For Illustration Purposes Only - Not To Scale  
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