

Ardleigh Road

London, N1

Offers in excess of £425,000

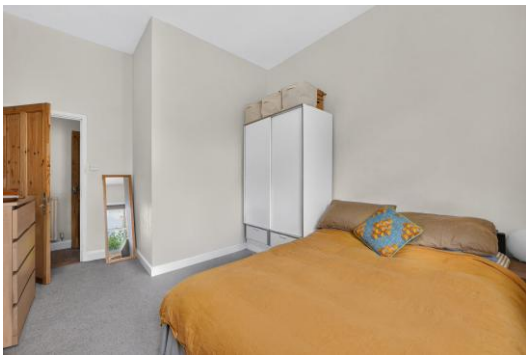
A charming one-bedroom flat set on the raised ground floor of a Victorian end-of-terrace house. Benefiting from its own private entrance, it is ideally located in the heart of De Beauvoir, moments from sought-after amenities.

CHESTERTONS









Ardleigh Road

London, N1

- 1 Double Bedroom
- Raised ground floor
- Private entrance
- Located a short distance from amenities
- De Beauvoir Conservation Area



The property benefits from a bright and spacious bay-fronted reception room, where the large sash bay window fills the space with natural light, creating an inviting setting for both relaxing and entertaining. Original wooden flooring adds warmth and character, while the impressive 3.16m ceiling enhances the sense of space and airiness. The fitted kitchen benefits from its own window overlooking Ardleigh Road, providing natural light and ventilation. With a ceiling height of over 3 metres, the bedroom offers ample space for a double bed and additional storage. A large double-sash window, ideally positioned to the rear, allows plenty of natural light to flood the room while providing a peaceful outlook.

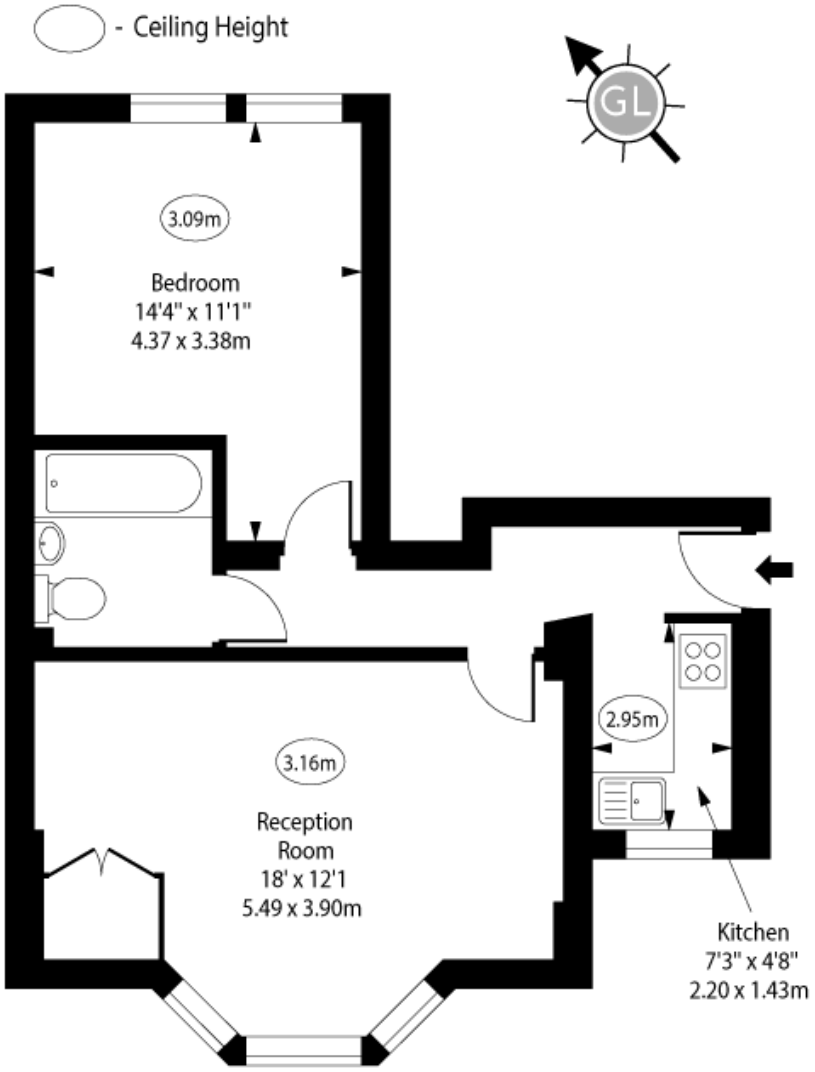
Ideally situated on the highly sought-after Ardleigh Road, N1, the property enjoys a prime location in the heart of De Beauvoir. Excellent transport connections are available nearby, with Haggerston Overground Station within easy walking distance, while Dalston Junction, Essex Road and Highbury & Islington stations provide further rail and Underground links across London. Numerous bus routes also offer convenient access to the City, Shoreditch, Angel and the West End.

Tenure: Leasehold 142 years 8 months
Service Charge: £1650 [including buildings insurance]
Ground Rent: £0
Local Authority: Hackney
Council Tax Band: D

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Ardleigh Road, N1



Raised Ground Floor

Approx Gross Internal Area 490 Sq Ft - 45.52 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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