

Burton Bank, Yeate Street, London, N1 3EP

Guide Price **£425,000**

arley property

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

- One-bedroom apartment
- Private garage
- Bright, well-proportioned accommodation
- Separate kitchen
- Access to a shared garden
- Private storage shed
- Set within the De Beauvoir Conservation Area
- Excellent transport connections
- Chain free
- Share of freehold, with an underlying lease of 999 years

Beautiful one-bedroom apartment in the heart of De Beauvoir with a private garage.

Situated in the heart of De Beauvoir, this well-presented one-bedroom apartment occupies the second floor of a sought-after Day Block, one of the area's distinctive purpose-built developments, and benefits from a private garage.

The accommodation is well proportioned, with a bright living room, generous double bedroom and a separate modern kitchen featuring integrated appliances, ample worktop space, white tiled splashbacks and a neat breakfast bar. The contemporary bathroom is fitted with a bathtub and overhead shower, alongside a heated towel rail.

Wood flooring runs throughout the apartment, complemented by solid timber doors and fitted wooden shutters to the living room and bedroom windows, adding warmth and character to the interiors.

Residents also have access to a shared garden, while the property benefits from its own private storage shed.

LOCAL LIFE

Burton Bank sits within the De Beauvoir Conservation Area, surrounded by attractive tree-lined streets and within easy reach of the independent shops, cafés and restaurants that make this part of Islington so popular. De Beauvoir Deli is just moments away, while nearby Dalston and Upper Street provide a wider choice of places to eat, drink and shop.

Transport connections are excellent, with Essex Road, Haggerston and Canonbury stations all within easy reach, alongside numerous bus routes providing convenient access across London.

The property is offered chain-free and comes with a share of freehold.



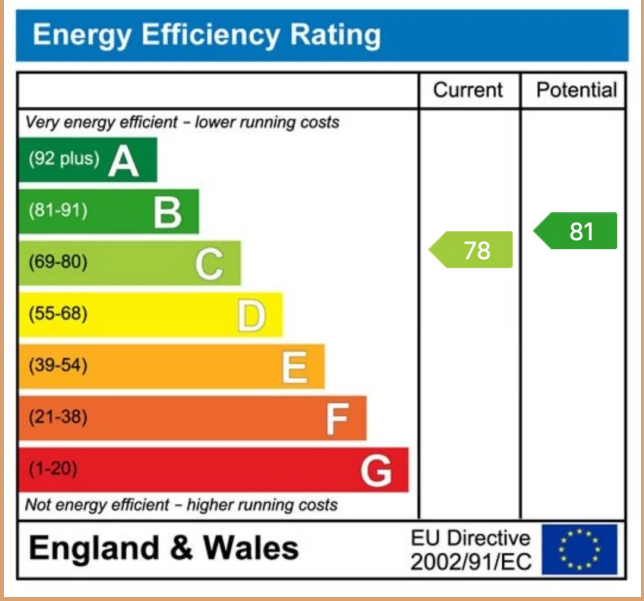














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