



Elmore Street, N1 3AL

**DAVID
ANDREW**

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asset

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Nestled in the heart of De Beauvoir, this split-level maisonette garden home offers a perfect blend of modern living and period character charm. This property is move in ready and offers a wonderful opportunity to own a home in a highly sought-after location offered. The lower level boasts a spacious reception filled with light, this being separate from the kitchen. The kitchen provides ample space and has direct access through to the private garden perfect for hosting in the warmer months. Upstairs offers a generous double bedroom with a family bathroom finished to a high standard. Located on quiet Elmore Street, moments from De Beauvoir Deli, vibrant local cafes, shops, and excellent transport links including Essex Road (National Rail), Angel (Northern Line) and Highbury & Islington (Victoria Line, Overground and National Rail).

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 562 sq ft / 52.2 sq m
- Split-level maisonette
- Chain free sale
- Victorian Conversion
- Private entrance
- Private garden
- Ideally located in De Beauvoir
- Generous double bedroom





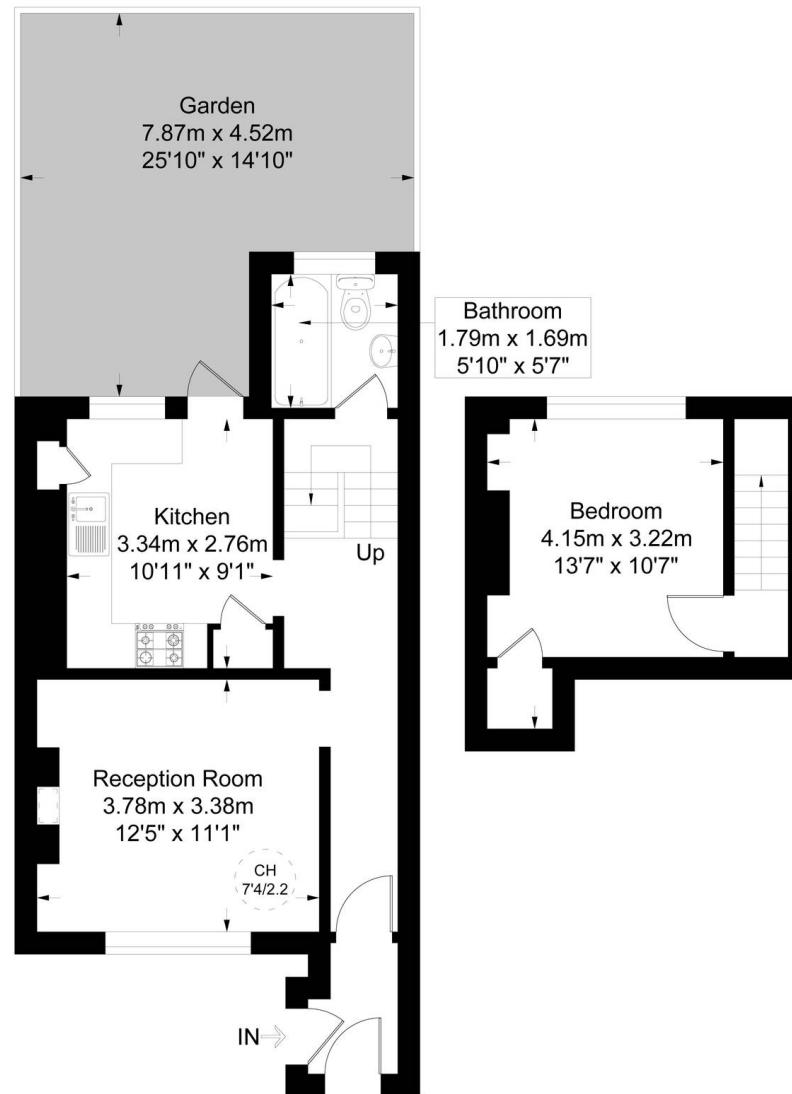




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Approximate Gross Internal Area = 562 sq ft / 52.1 sq m

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Ground Floor

First Floor

scan to book
a viewing



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.



David Andrew has been exercised in the preparation of these particulars, about the property must not be taken as representations of fact. Prospective applicants should read and rely upon their own and those of professional advisers. David Andrew Estates liability for any error contained in these particulars.

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