



Southgate Road

Hackney, N1

Asking Price £1,250,000

A fabulous 2 double bedroom penthouse apartment extending to in excess of 1,500sq ft of lateral accommodation spread across just 1 floor and with 2 private roof terraces affording superb views. The apartment benefits from high ceilings, an abundance of natural light streaming in through the large windows, 2 private roof terraces (1 with incredible views across the London skyline and of the City and a truly fantastic 36ft X 32ft open-plan kitchen/ dining/ reception room.

CHESTERTONS



Southgate Road

Hackney, N1

- Penthouse
- Two Double Bedrooms Both En-Suite
- Two Terraces
- Views over the City
- Porter
- High Specification Finish
- Allocated underground parking space



. Accommodation comprises principal double bedroom with en-suite shower room & built-in wardrobes, second double bedroom also with en-suite shower room & built-in wardrobes. Both bedrooms benefit from sliding doors opening to the private roof terrace with fabulous views. The vast open-plan reception/ kitchen/ dining room really is a very impressive space bathed in natural light from the array of large windows to both the front & the back. The space has been designed so that the dining area could be separated to create a 3rd bedroom or study as there is already a Jack & Jill shower room. The development benefits from a 24 hour/ 7 day a week concierge, communal gym, cinema room, steam room and sauna. The property is conveniently located for access to Islington, Hoxton and Shoreditch, with an array of trendy bars, restaurants, galleries and boutique shops. Haggerston Overground, Old Street Underground (Northern Line), Essex Road (National Rail) and Highbury & Islington station (National Rail & Victoria Line) are the closest stations. Greenery can be found locally at Rosemary Gardens & Shoreditch Park, with the walks of the canal easily accessible. The bus routes of Southgate Road and New North Road provide good links to the City. The delights of the renowned De Beauvoir Deli are just moments away.

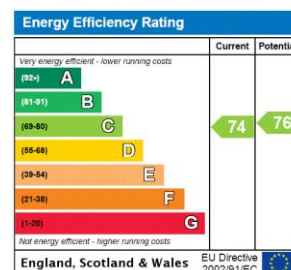
Tenure: Leasehold 105 years 1 months

Service Charge: £7550

Ground Rent: £125

Local Authority: Hackney

Council Tax Band: G



Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

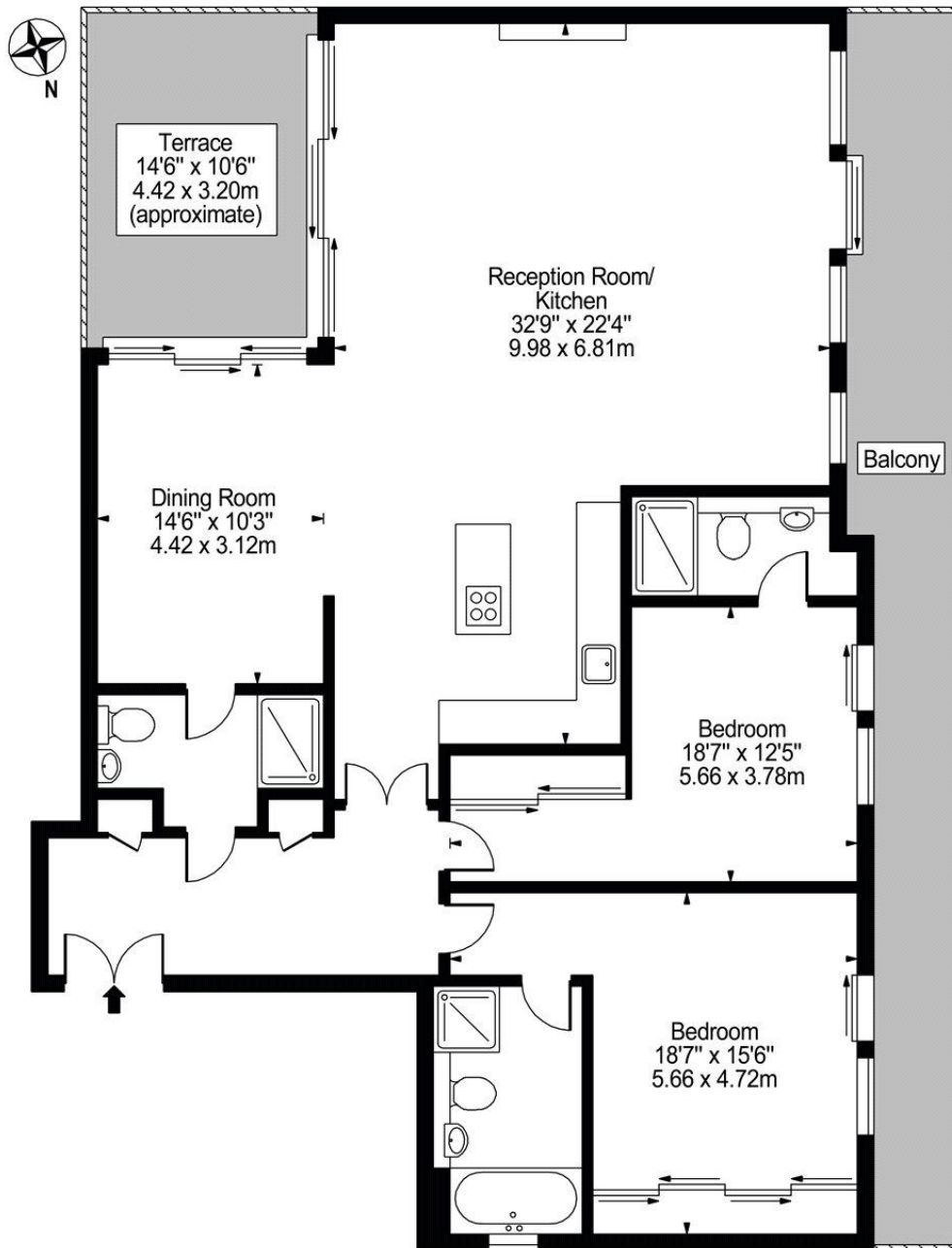
islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

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Approx. Gross Internal Area 1536 Sq Ft - 142.70 Sq M



Seventh Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

