



# Englefield Road

Islington, N1

Asking Price £550,000

A superb spacious one double bedroom apartment located on the first floor on an imposing Victorian property affording a wealth of character and set within the East Canonbury conservation area.

**CHESTERTONS**



# Englefield Road

Islington, N1

- One double bedroom
- Generously sized living space
- Set across the first floor
- Sought after tree-lined residential road
- Set in the East Canonbury conservation area
- Moments from the amenities of Southgate Road



A superb spacious one double bedroom apartment located on the first floor on an imposing Victorian property affording a wealth of character and set within the East Canonbury conservation area. The property is bright and well-proportioned comprising; spacious living/dining room to the rear of the apartment boasting original cast iron fireplace; the kitchen is sleek in design with plenty of cupboard and worktop space; the bathroom benefits from a bath with over-head shower; the bedroom is generously sized with plenty of built in storage. Englefield Road is an exceptionally quiet residential street in popular De Beauvoir, just a short walk from local favourites: the De Beauvoir Deli and the De Beauvoir Arms pub. Islington's Upper Street, Broadway Market, London Fields and Newington Green are close by. It is ideally situated for transport links to The City and the West End, with Canonbury Station (London Overground) and Highbury and Islington station (Victoria Line) both within walking distance, as well as excellent bus routes from both Essex Road and Southgate Road.

**Tenure:** Share of Freehold 983 years 9 months

**Service Charge:** £2,400 per annum

**Local Authority:** Islington

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

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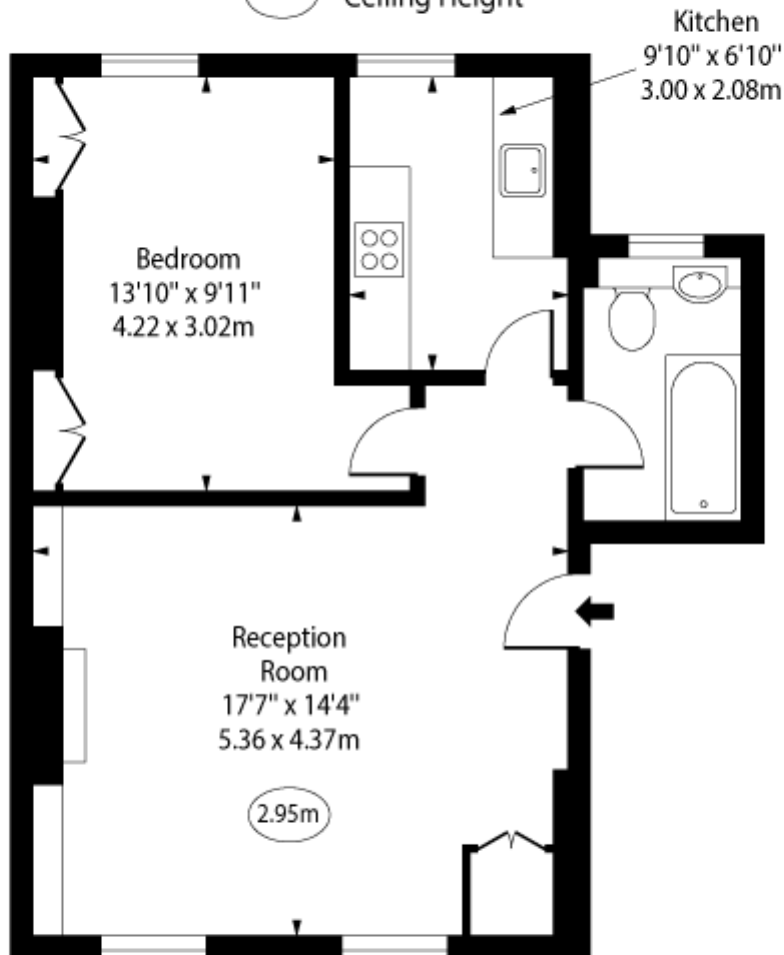
020 7359 9777

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Islington, N1



○ - Ceiling Height



First Floor

Approx Gross Internal Area 550 Sq Ft - 63.17 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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