



176A Southgate Road, London, N1 3HU

£950,000

# 176A Southgate Road, London N1 3HU

A beautifully arranged two-bedroom maisonette set within an attractive period property on the ever-popular Southgate Road, offering generous living space and the rare benefit of both a private terrace and garden.

Arranged over multiple levels, the property provides a wonderful sense of space and separation. The bright reception room is ideal for both everyday living and entertaining, while the adjoining kitchen is well-equipped with ample storage and workspace. Two well-proportioned bedrooms offer flexible accommodation, perfect for a growing household, guests or home working.

A standout feature of this home is the superb outdoor space. A private terrace provides the perfect spot for morning coffee or evening dining, while the additional garden offers a green retreat — ideal for relaxing or entertaining.

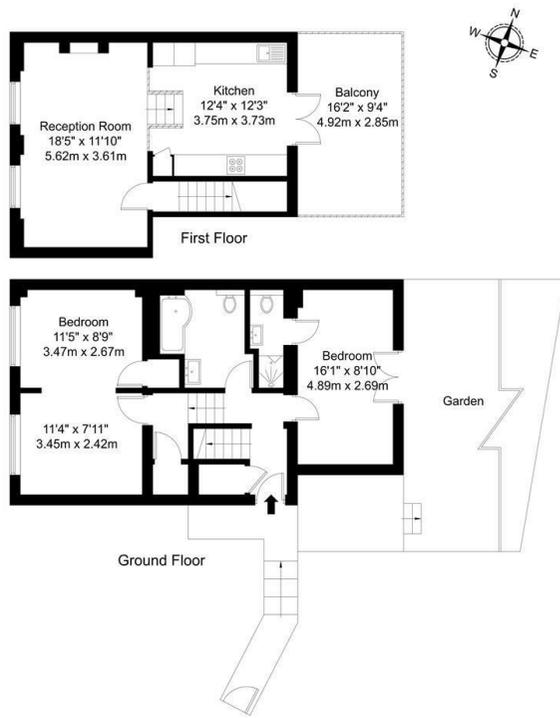
Situated in the heart of De Beauvoir, the property is moments from a fantastic selection of independent cafes, restaurants and local shops, with the vibrant amenities of Dalston and Islington close by. The open spaces of Shoreditch Park and the Regent's Canal are within easy reach, offering scenic walks and leisure opportunities.

Excellent transport links provide swift access to the City, Shoreditch and beyond, making this an ideal home for both owner-occupiers and investors alike.



Council Tax Band: D





Southgate Road, N1  
 Total Gross Internal Area = 97.5 sq m / 1049 sq ft  
 All Measurements are approximate and for identification guideline purposes only, not to scale.  
 Compliant with the RICS code of measuring practice

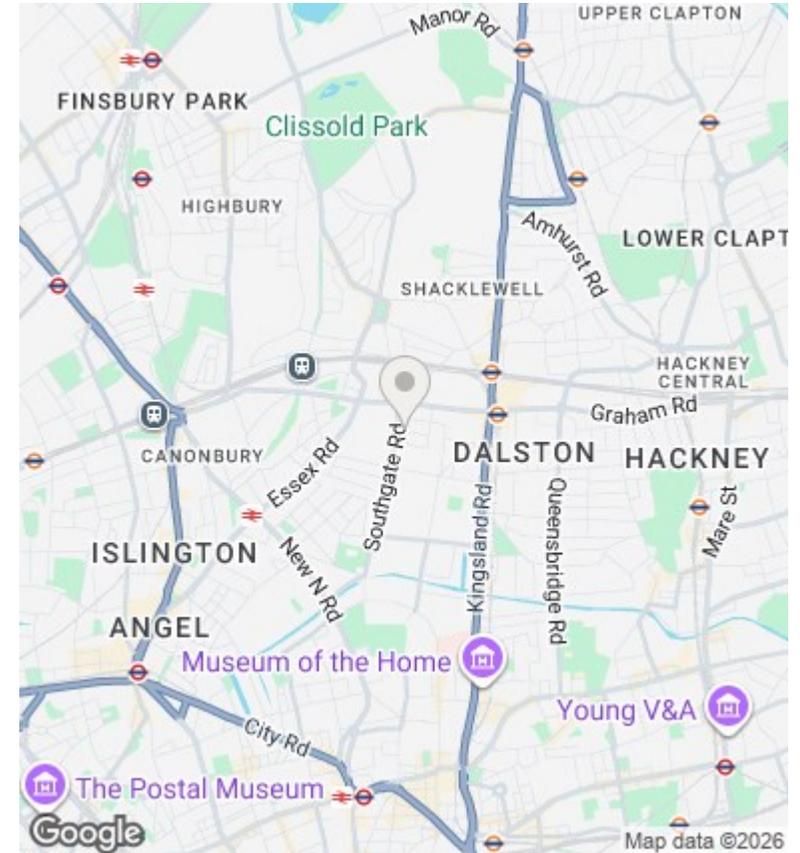
## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





