



Southgate Road

Islington, N1

Asking Price £460,000

A two bedroom apartment located on the top floor of a modern purpose built development benefitting from a private secure garage and enviable positioned for all the amenities De Beauvoir has to offer.

CHESTERTONS



Southgate Road

Islington, N1

- 2 bedrooms
- Semi Open Plan Kitchen
- Top Floor
- Private garage
- Close to Regents Canal



A two bedroom apartment located on the top floor of a modern purpose built development benefitting from a private secure garage and enviable positioned for all the amenities De Beauvoir has to offer. Accommodation is bright and well-proportioned comprising; spacious master bedroom with built-in wardrobes; second double bedroom; good size bathroom; spacious semi-open plan kitchen/living room. A key benefit of the property is the private garage set within the gated grounds of the development. The location affords superb access to the transport connections at Dalston Junction and Canonbury stations (both London Overground), along with Highbury & Islington station (London Overground & Victoria Line). Additional transport can be found at Essex Road station, with trains to the City and, of course, Angel Underground (Northern Line) providing easy access to the City and West End, with the transport hub that is Kings Cross/St Pancras International just 1 stop away. Access into central Islington and Islington Green, with the plethora of bars, restaurants, cafes and shops is provided by the bus routes of Essex Road. The cafes of Newington Green and De Beauvoir are easily accessible, along with the De Beauvoir Deli, which is locally renowned. The trendy bars, restaurants, galleries and boutique shops can be found at Hoxton, Shoreditch & Old Street.

Tenure: Leasehold 93 years 1 months

Service Charge: £2730

Ground Rent: £125

Local Authority: London Borough of Hackney

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	82
(81-61)	B	80
(60-40)	C	
(59-58)	D	
(57-54)	E	
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

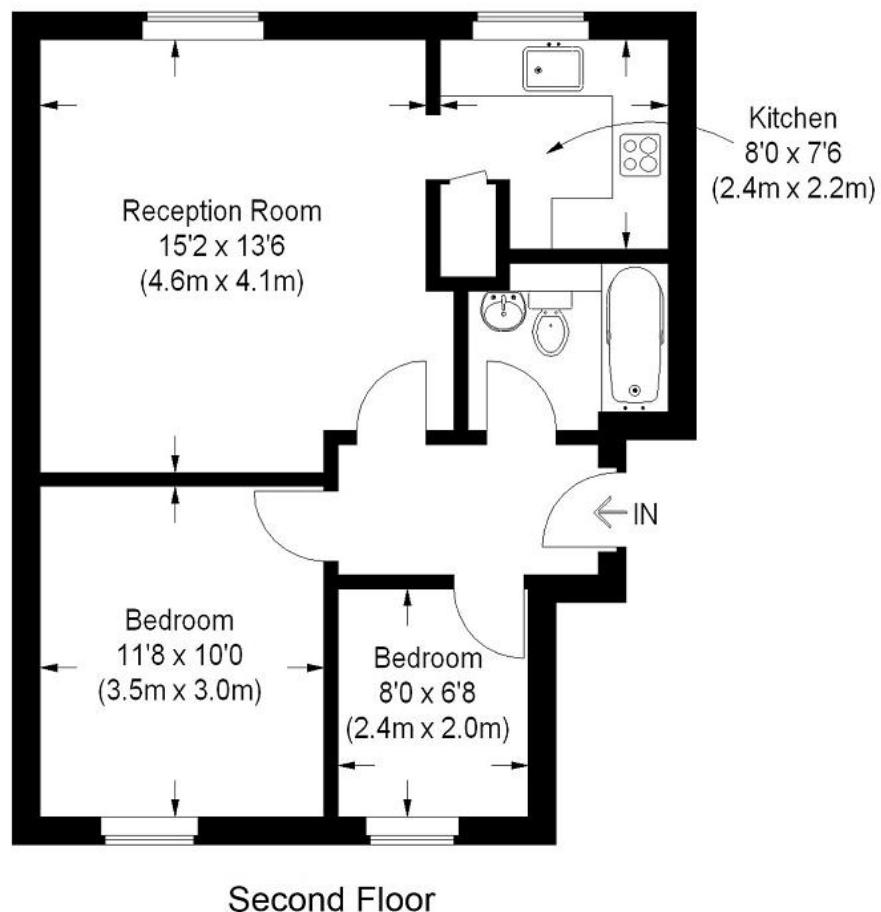
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Approximate Gross Internal Area = 549 sq ft / 51 sq m



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 decisions reliant upon them. (ID54958)