



# Englefield Road

Islington, N1

Offers in excess of £600,000

A spacious two-bedroom garden apartment set on the lower ground floor of an imposing, period house situated in the East Canonbury conservation area and benefitting from its own private entrance and direct access on to a communal, South facing garden.

**CHESTERTONS**



# Englefield Road

Islington, N1

- Two Double Bedrooms
- Charming Period Conversion
- South Facing Decked Communal Garden
- Located In the Heart Of De Beauvoir



A spacious two-bedroom garden apartment set on the lower ground floor of an imposing, period house situated in the East Canonbury conservation area and benefitting from its own private entrance and direct access on to a communal, South facing garden. Accommodation is well-proportioned comprising; spacious living room full of character with original wooden flooring, sash windows and shutters; separate kitchen with plenty of worktop and cupboard space; impressively large master bedroom and second bedroom benefitting from space for a desk. The property further offers direct access onto a shared patio garden. Englefield Road is a quiet, attractive tree lined residential turning between Essex Road and Southgate Road, well placed for access to transport with the bus routes of Essex Road, St Paul's Road, Southgate Road, the London Overground at Canonbury and Highbury & Islington (National Rail and Victoria Line), along with National Rail at Essex Road station. Tesco, Sainsbury's and a host of other useful shops are conveniently located on Essex Road. The localised delight of the De Beauvoir Deli and the De Beauvoir Arms just around the corner, along with the many amenities of De Beauvoir, Hoxton & Shoreditch.

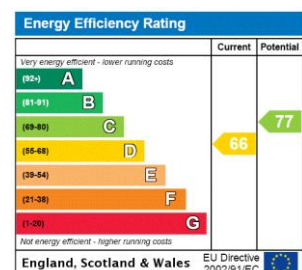
**Tenure:** Share of Freehold 953 years 10 months

**Service Charge:** £443 This is the annual contribution towards the building's insurance.  
Further costs are split equally on an ad hoc basis between the 4 flats.

**Ground Rent:** £0

**Local Authority:** (1068) Islington Council

**Council Tax Band:** E



### Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

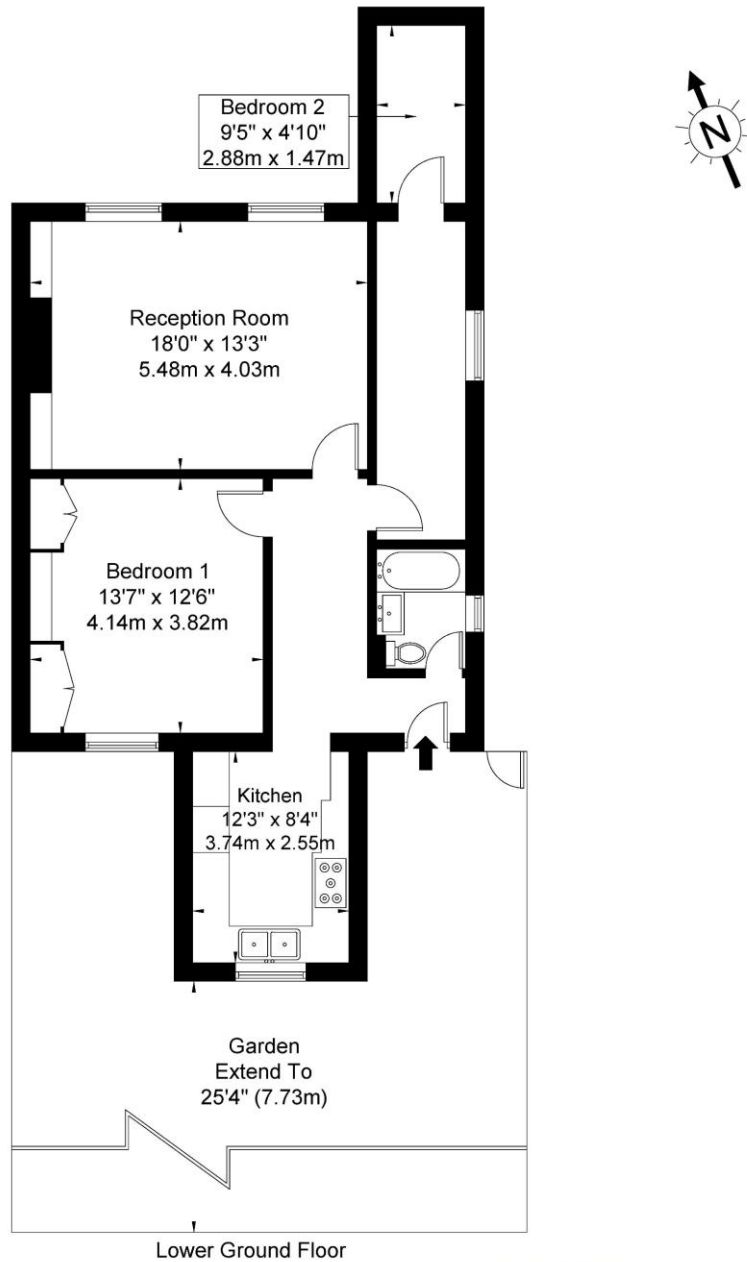
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# Englefield Road N1 3LH

Approx Gross Internal Area = 73.5 sq m / 791 sq ft



Lower Ground Floor

Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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