



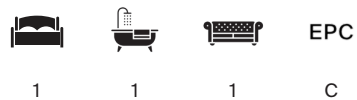
## SOUTHGATE ROAD

Islington N1



## A LARGE ONE BEDROOM APARTMENT WITH A PRIVATE GARDEN

A bright and beautifully presented one double bedroom flat set on the ground floor of this attractive Victorian house, situated within the ever-popular De Beauvoir area.



Local Authority: London Borough of Islington  
Council Tax band: D

Tenure: Share of freehold plus leasehold, approximately 954 years remaining  
Service charge: £2,078.98, reviewed annually, next review due 2026

Guide Price: £575,000

The property is presented to a high standard with sleek modern fittings and accommodation comprising one very large double bedroom, bathroom, kitchen, and a spacious reception leading through to a dining room with sliding doors leading to a private garden.

Situated on an attractive tree lined residential road, well placed for access to transport with the bus routes of Essex Road, St Paul's 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 Hectors are just around the corner, along with the many amenities of De Beauvoir, Hoxton & Shoreditch.



Approximate Gross Internal Area = 68.00 sq m / 732 sq ft

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. (ID767266)



We would be delighted  
to tell you more.

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