



Southgate Road, Islington, London NI



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Located on Southgate Road is a spacious, two bedroom flat with direct access to a private garden.

The property benefits from its own front door and comprises two double bedrooms with fitted wardrobes to the front. At the rear of the property is a light and spacious open-plan, L-shaped kitchen with lovely views, and access to the private west-facing garden. There are bi-fold doors opening onto the secluded garden, allowing the living space to seamlessly flow into the patio during warmer days.

The flat blends contemporary and traditional throughout, with parquet wooden flooring, sash windows, exposed brickwork and a modern finish to the kitchen and bathroom.

There is also a storage cupboard located in the hallway.



Guide price: £750,000

Tenure: Leasehold: approximately 91 years remaining

Ground rent: £200 per annum, reviewed every 32 years*

Local authority: D

Council tax band: London Borough of Islington



Location

Southgate Road is set in the highly sought-after De Beauvoir area and is perfectly set for easy access to the City and Shoreditch. The nearest station can be found at Essex Road (0.6 miles - Overground) and Haggerston (0.8 miles - Overground). Highbury & Islington (1.1 miles) is a short distance which provides links to the West End & City. Local amenities are within easy reach and include The De Beauvoir Deli, local restaurants and excellent gastro pubs. There are excellent bus routes to the City from Southgate Road, and the Overground stations at Dalston and Haggerston are within easy reach.

*Please note that we have been unable to confirm the date of the next review for ground rent. You should ensure that you or your advisors make your own inquiries.

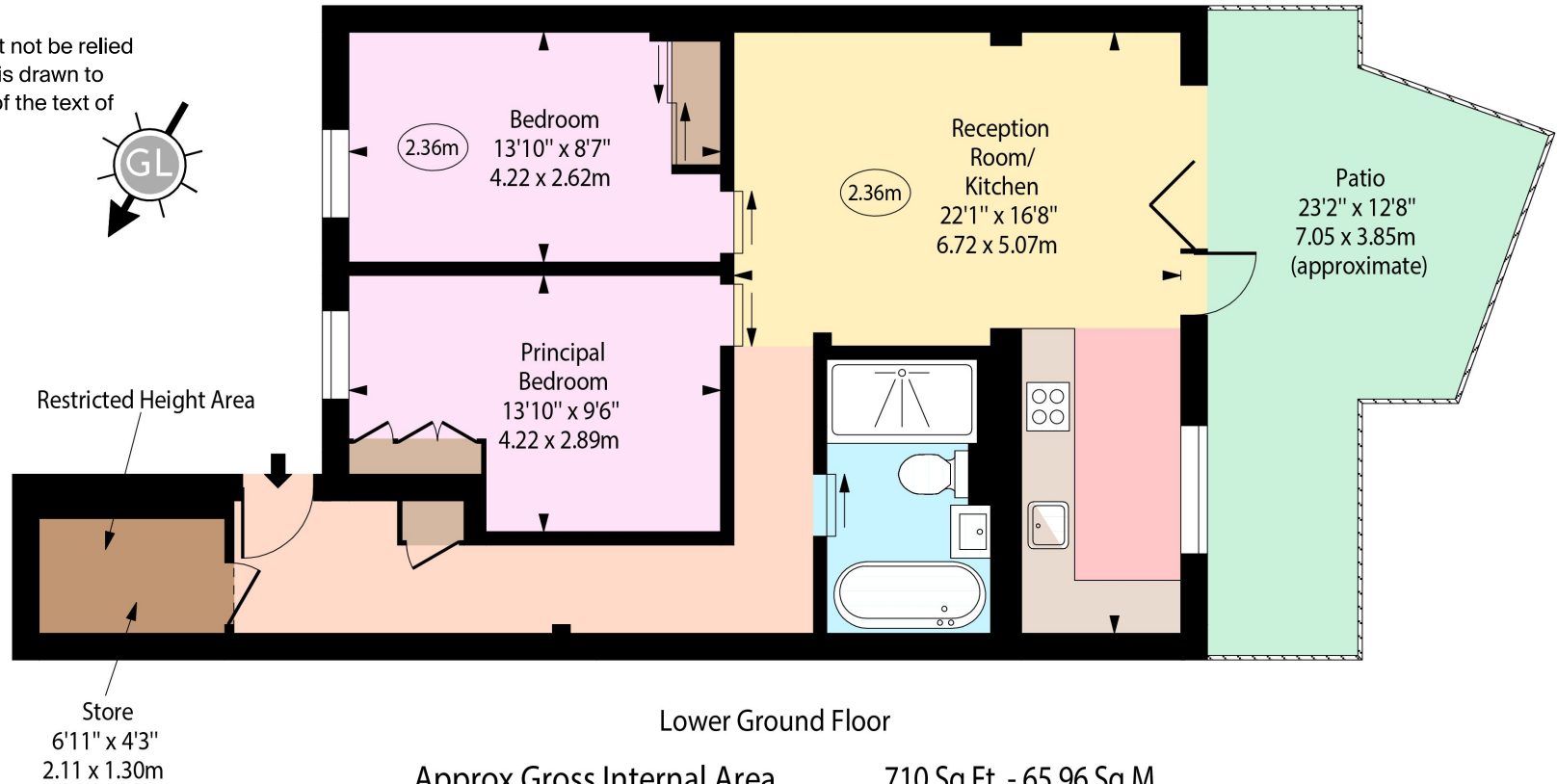




Southgate Road, Islington, N1

○ - Ceiling Height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Approx Gross Internal Area

710 Sq Ft - 65.96 Sq M

Approx. Floor Area Including Restricted Heights

740 Sq Ft - 68.75 Sq M

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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