



Elizabeth Avenue, Islington, London N1



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This property is a blank canvas for those purchasers looking to stamp their own mark on a property. There is potential to add value by converting the loft subject to necessary permissions.

Occupying the first and second floor, the flat comprises a large separate, fully integrated eat in kitchen which sits adjacent to a light and airy reception room. Upstairs sit two double bedrooms, a modern bathroom and access to the loft space.

There is a conveniently located roof terrace off the landing as you walk down to the mature, private garden.



**Guide price:** £1,100,000

**Tenure:** Share of freehold plus leasehold, approximately 998 years remaining

**Local authority:** London Borough of Islington

**Council tax band:** E





## Location

Elizabeth Avenue 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 (0.2 miles - National Rail) and Haggerston (0.7 miles - Overground). Highbury & Islington and Angel underground station (0.9 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. All distances are approximate.



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.



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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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Particulars dated February 2023. Photographs and videos dated February 2023.

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