

# HUNTERS®

HERE TO GET *you* THERE

**De Beauvoir Estate London, N1**

**Asking Price £475,000**

Property Images



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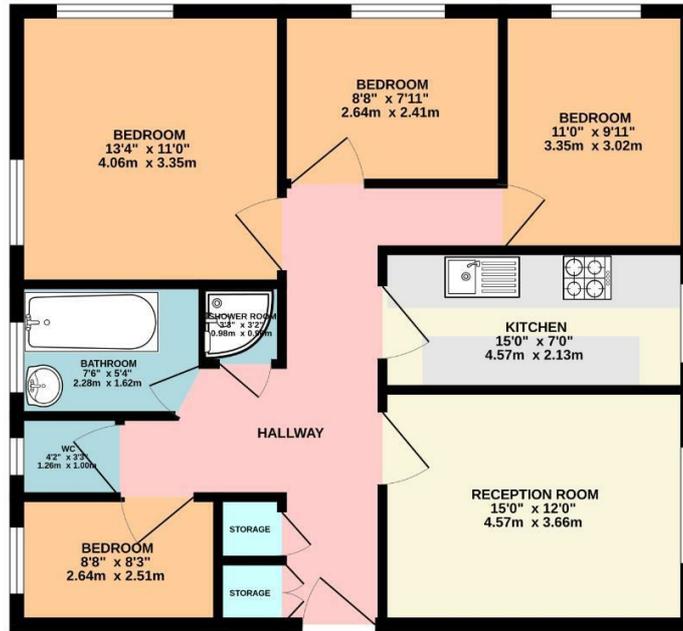
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## Property Images



## Floorplan

GROUND FLOOR  
965 sq.ft. (89.7 sq.m.) approx.



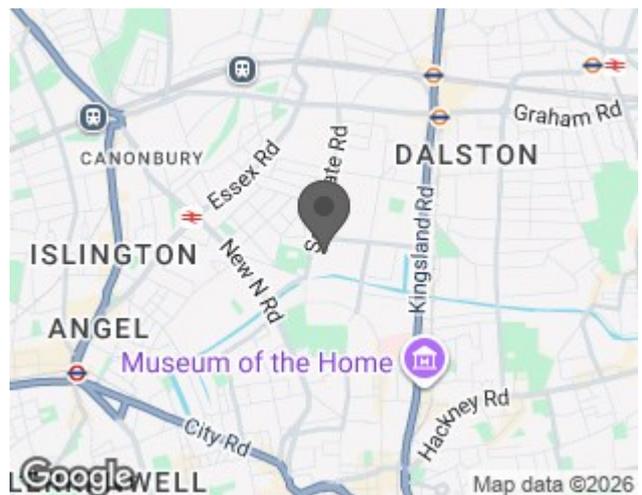
TOTAL FLOOR AREA: 965sq.ft. (89.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Set within a well-maintained purpose built block and situated on the ground floor this light and spacious four bedroom flat boasts approximately 965 sq. ft. (89 sqm.) of accommodation, excellent entertaining space and an excellent location.

The property is located on the ground and comprises of a large reception room, separate kitchen, master bedroom, three further bedrooms, bathroom, additional shower room, separate W.C. and built-in storage.

Located in De Beauvoir, and only a short walk from the many bars, restaurants and coffee houses of Islington Upper Street and Kingsland Road, as well as being only a short walk from Regents Canal and Shoreditch Park.

Transport links include, Haggerston Station (Overground), Essex Road Station (National Rail) and a wide variety of bus routes into The City and West End.

## Features

- Ground Floor • Four bedrooms • Two bathrooms • Large Reception room • Separate kitchen • Close to local amenities