



## Well-configured three bedroom mews house in the heart of De Beauvoir

**Popes Yard, 9 Englefield Road, London, N1**

£1,100,000 Freehold





Three bedroom  
Freehold house  
Private mews  
Patio  
Prime location

#### Local Information

Situated in N1, the heart of De Beauvoir, you have the open spaces of London Fields and Broadway Market just around the corner, with its boutique shops, bars and restaurants on your doorstep, as well as all of the amenities found on Kingsland High Street. Dalston Kingsland and Dalston Junction Overground stations are under 0.4 miles away, providing quick and easy transport links to the City and West End.

#### About this property

This exceptional Freehold property is situated in a quiet secluded gated mews, in a popular part of De Beauvoir. Presented in excellent condition and arranged over approx. 1092 sq ft, this property is arranged over two levels of well-proportioned accommodation and would make a perfect family home. Comprising an open plan reception/Kitchen area, a patio space to the rear, kitchen with built-in appliances, three bedrooms, two bathrooms, a separate WC and useful built-in storage. The property is well arranged and well-configured offering plenty of space and light throughout. Secure parking is also available.

#### Tenure

Freehold

#### Local Authority

Hackney Council

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

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Popes Yard, 9 Englefield Road, London, N1  
Gross Internal Area 1092 sq ft, 101.5 m<sup>2</sup>


Approximate Area = 101.5 sq m / 1092 sq ft  
For identification only. Not to scale.  
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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