



## A STUNNING FAMILY HOME IN DE BEAUVOIR TOWN.

SOUTHGATE ROAD, DE BEAUVOIR TOWN, HACKNEY, LONDON, N1 3HX

**Unfurnished, £1,450 pw (£6,283.33 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.\***

**Available from 01/05/2018**



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HACKNEY, LONDON, N1 3HX

**£1,450 pw (£6,283.33 pcm) Unfurnished**

• 4 Bedrooms • 3 Bathrooms • 2 Receptions  
• Four bedrooms • Two bathrooms • Stunning family house • Superbly presented • Modern features • EPC Rating = D • Council Tax = F

## Description

This superb family home of just over 2300 square feet is stunningly refurbished to exacting standards.

Over the ground floor is an ultra modern kitchen which is open plan with the dining room and a further living space. There is access via the contemporary extension through the bi-fold doors to the landscaped garden. The ground floor further benefits an extra reception room.

The master bedroom is on the first floor with the main bathroom which is beautifully presented with a freestanding bath and modern glass shower. There is a further dressing room on the first floor which can be accessed from the master bedroom.

Over the second and third floors are three further bedrooms with a bathroom on the second floor.

## Situation

De Beauvoir Town is a grid of very quiet, beautifully maintained, mainly semi-detached Victorian houses, which has in the last few years become one of the most fashionable places to live in Islington.

Local artisan shops have sprung up along Southgate Road, and the refurbishment of housing stock by the Benyon Trust, who own a good deal of period property in the area, has helped transform the district.

Southgate Road is on four bus routes towards Old Street, The City and London Bridge and Waterloo.

Canonbury station is approximately 1.0 km walk and offers those "in the know" quick and crowd-free access via London Overground to the West and South London. Canary Wharf is easily accessible by changing at Canada Water and Stratford International, Richmond and Hampstead Heath are all in reach without changing.





Southgate Road, N1  
Gross Internal Area 2315 sq ft/215 sq metres  
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## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	66
(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	



## Islington Lettings

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\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee - charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](http://Savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20180329AAYS**

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