



**A LARGE THREE BEDROOM GARDEN FLAT IN A FANTASTIC ISLINGTON LOCATION  
JUST A SHORT WALK FROM ANGEL, Highbury & Islington and Dalston.**

SOUTHGATE ROAD, ISLINGTON, LONDON, N1 3LE

**Unfurnished, £500 pw (£2,166.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.\***

**Available from 17/07/2019**





- 3 Bedrooms • 1 Bathrooms • 1 Reception
- Excellent Location • Bright Reception Room • Private Garden • Three bedrooms • Period Features • EPC Rating = D • Council Tax = E

### Situation

The nearest stations are Dalston Junction to the north-east and Haggerston to the south-east, both on the East London Line branch of the London Overground. A little further to the north of Dalston Junction is Dalston Kingsland which is on the North London Line branch of the London Overground. Essex Road to the west is a station on the Northern City Line, part of the National Rail network. Angel, Highbury & Islington and Old Street, are all within easy reach and the area is well served by buses in general.

### Description

A large three bedroom garden flat in a fantastic Islington location just a short walk from Angel, Highbury & Islington and Dalston.

The property boasts a large reception room, three double bedrooms, fitted kitchen and bathroom with access to a very spacious private garden to the rear. The property has been recently re-decorated throughout and boasts solid wooden flooring.

Southgate Road is ideally located for access to the City and Central London with Old Street and Angel station within easy reach. The shops, cafes, restaurants and bars of both Upper Street and Southgate Road are also close by.

### Energy Performance

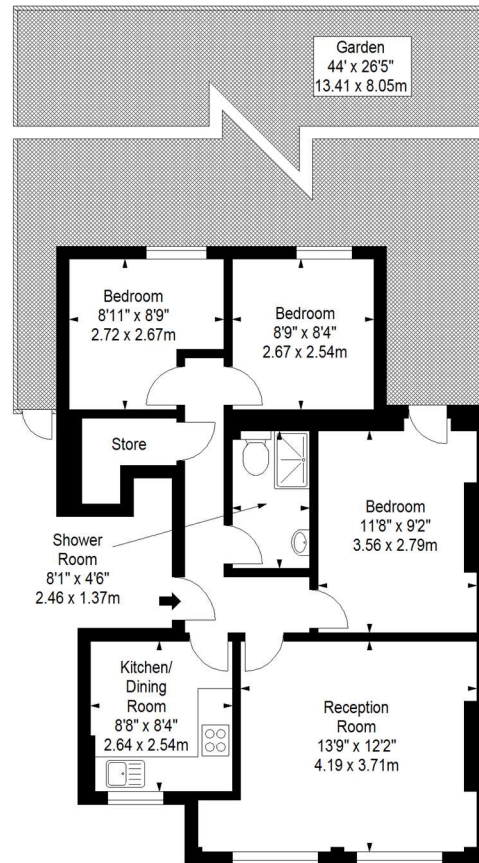
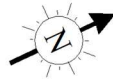
A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.



Southgate Road, N1  
Approx. Gross Internal Area \*  
658 Ft<sup>2</sup> - 61.13 M<sup>2</sup>

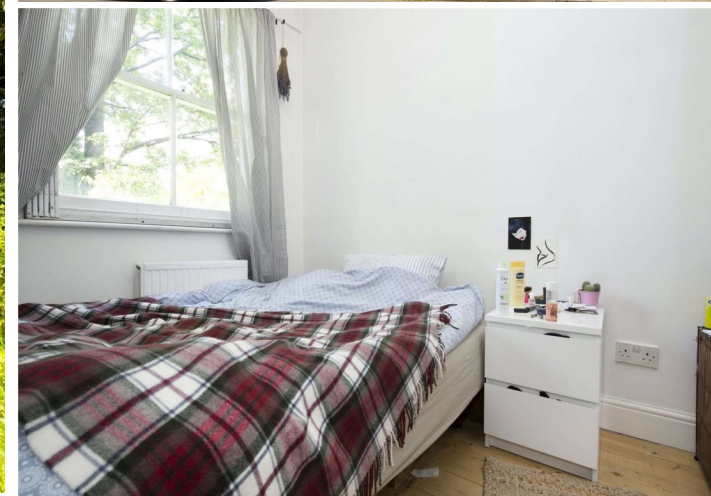


Ground Floor

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale  
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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>		75
(55-68) <b>D</b>	64	
(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		





\*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 in fee – charged at the start 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](https://www.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. 20190516CRIC**

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**Islington Lettings**  
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