



A bright two bedrooms upper maisonette in popular De Beauvoir.

**Southgate Road, Islington, London, N1**

£825,000 Leasehold (97 years remaining)





Reception Room • Kitchen • 2 bedroom • 1 bathroom  
• Utility • Store • Set within a period conversion • Located  
across the two top floors of the building • Parquet flooring • An  
abundance of natural light • Access to great transport links

#### Local Information

Ideally located, the property is set with the popular De Beauvoir area nestled between Hackney and Islington. The shops, cafes, bars and restaurants of Southgate Road, Dalston and Angel are all within easy reach.

#### About this property

The property is arranged over the top two floors of this period conversion and offers just under 1000 sq ft of accommodation. It comprises a large reception room, semi-open plan kitchen, two excellent size bedrooms and modern bathroom. The property has lovely period features and the finish includes parquet flooring. There is plenty of natural light and ample storage.

#### Tenure

Leasehold (97 years remaining)

#### Local Authority

Islington

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.  
Telephone: +44 (0) 207 226 1313.

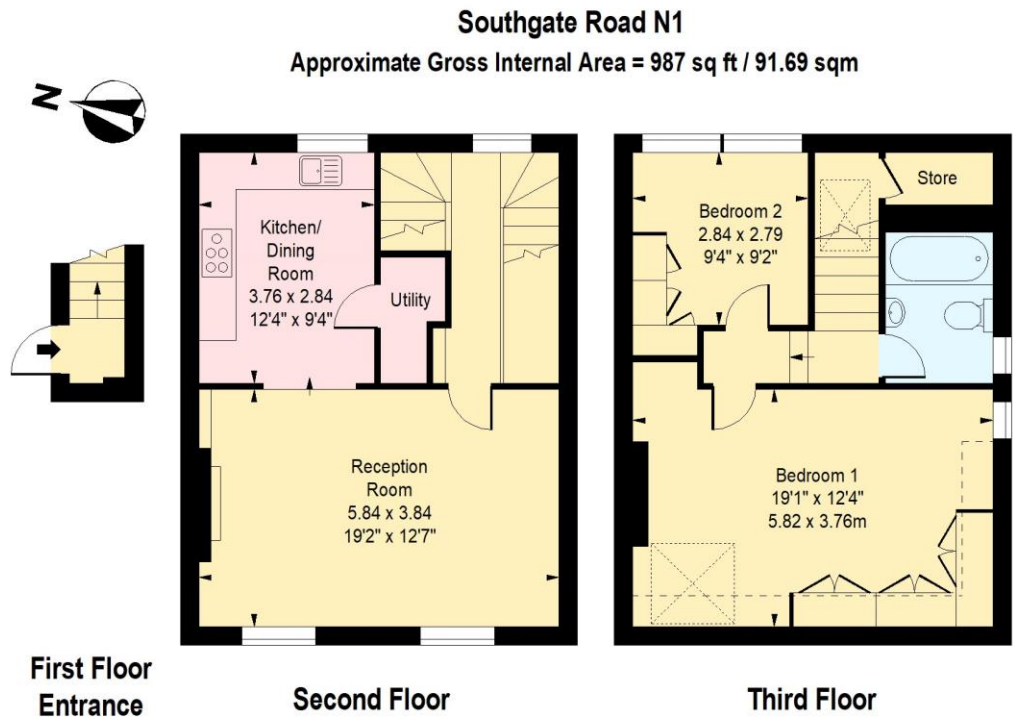




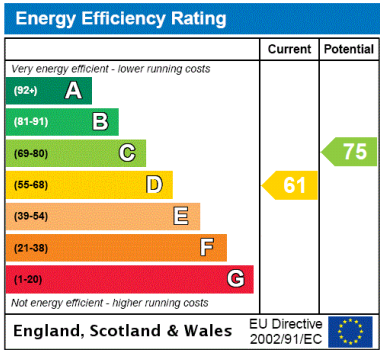


Southgate Road, Islington, London, N1  
Gross Internal Area 987 sq ft, 91.69 m²

**Dan Fox**  
Islington  
**+44 (0) 207 226 1313**  
dan.fox@savills.com



Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
© ollyhewitt.co.uk



**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220117EMNO

