



Stunning two bedroom in a brand new development on Englefield Road.

**Englefield Road, London, N1**

£700,000 Leasehold



Open plan reception/kitchen • 2 double bedrooms • Bathroom • En suite shower room • Balcony • New build development • New home building guarantee • Gated development • Located near to excellent transport links

#### Local Information

Englefield Road is situated in the heart of De Beauvoir and conveniently located for access to the trains at Haggerston, Dalston/ Kingsland and Dalston Junction, which form part of the London Overground network, whilst a plethora of shops, bars and restaurants can be found locally, such as the renowned De Beauvoir Deli. For those wishing to travel by bus, Kingsland Road, Southgate Road and Essex Road provide a number of good routes, with the delights of vibrant, trendy Hoxton and Shoreditch just a short journey away, as are the National Rail, Northern Line trains of Angel Islington and Victoria Line trains of Highbury & Islington

#### About this property

Savills is proud to launch this two bedroom apartment in Egham Court. The property is comprised of two double bedrooms, two modern bathrooms one being an en-suite, a large reception room, a stylish kitchen and a balcony.

#### Tenure

Leasehold (121 years remaining)

#### Local Authority

Islington

#### Energy Performance

EPC Rating = B

#### Viewing

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







Englefield Road, London, N1  
Gross Internal Area 710 sq ft, 66 m²

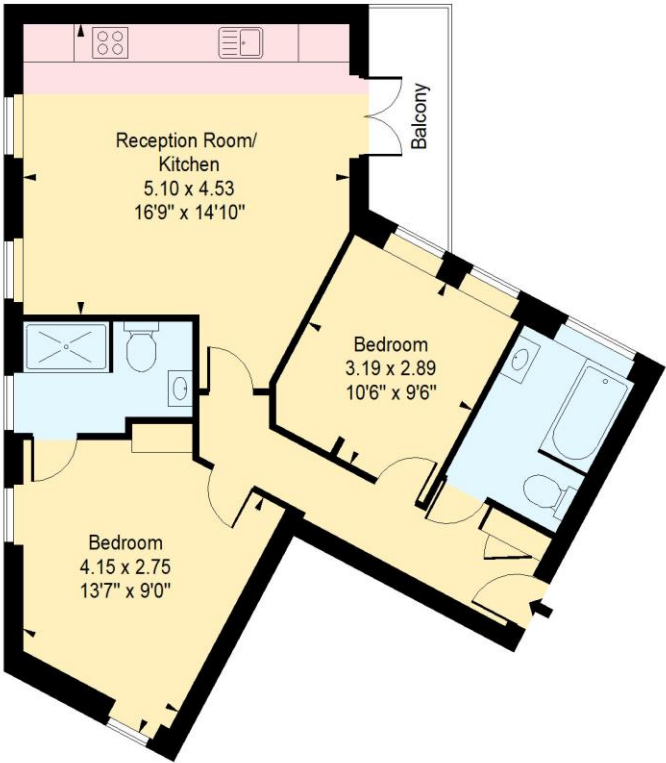
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**Englefield Road, N1**  
Approximate Gross Internal Area = 710 sq ft / 65.96 sqm  
Approximate Balcony Area = 47 sq ft / 4.37 sqm



**First Floor**

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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