

## FLAT 4 50 DE BEAUVOIR RD LONDON, N1 5AT

£850,000  
LEASEHOLD - SHARE OF  
FREEHOLD

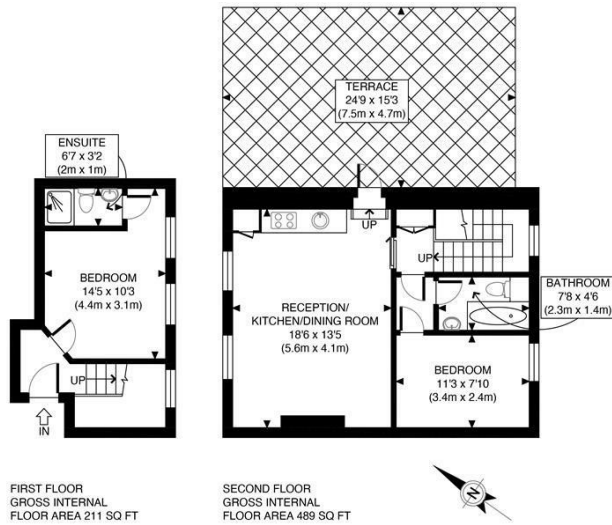
A beautifully presented 2 double bedroom, 2-bathroom split level apartment located in the heart of De Beauvoir.

The current owners were immediately drawn to the property's charm, especially its coveted outdoor space.

Step inside, and you'll be greeted by a bright and spacious interior, emphasised by a staircase that adds to the home's open feel. The bright reception room, leads out to a private terrace which spans 35sqm. With 2 bedrooms and 2 bathrooms, the property offers both comfort and convenience.

The location is ideal, providing easy access to transportation links and fostering a lively community spirit that enhances everyday life. For the current owners, living on De Beauvoir Road was a distant dream that became a reality, making the property even more special.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

APPROX. GROSS INTERNAL FLOOR AREA 700 SQ FT / 65 SQM	De Beauvoir Road
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.</small>	<small>date 05/02/24</small>
	<b>photoplan</b>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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