



## OAKLEY ROAD, DE BEAUVOIR, N1 LONDON, N1 3LL

**£650,000**  
SHARE OF FREEHOLD

Situated within a charming Victorian conversion on a quiet residential street, this stunning one-bedroom garden flat offers a perfect blend of character, space, and modern living. The property is presented in immaculate condition, with generously sized rooms and an abundance of natural light throughout.

The south-facing reception room is a standout feature, with its beautiful wooden flooring and exposed brickwork, creating a warm and inviting atmosphere. This space seamlessly flows into a dining area, perfect for hosting or enjoying everyday meals. The fully equipped kitchen offers ample storage and worktop space, with lovely views over the private garden.

The spacious bedroom benefits from hardwood flooring and built-in wardrobes, providing both comfort and practicality. The modern bathroom features a large

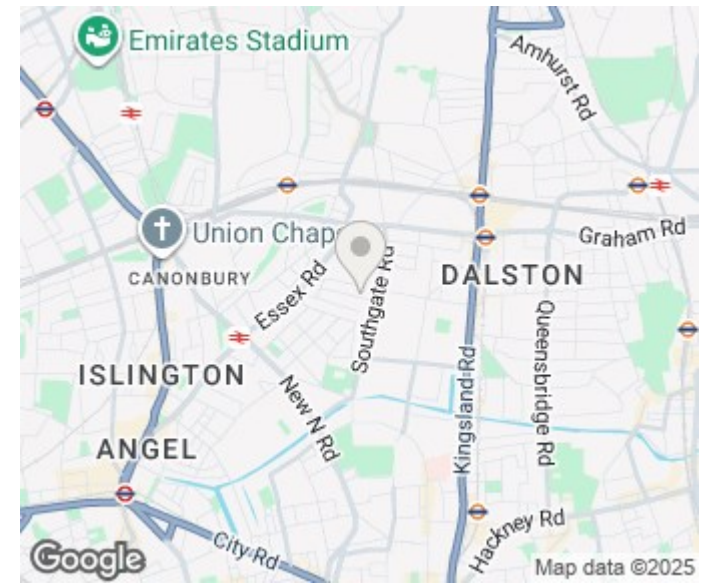
**Hemmingfords**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 669 SQ FT



<b>APPROX. GROSS INTERNAL FLOOR AREA 669 SQ FT / 62 SQM</b>	<b>oakley Road</b>
<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: 03/02/25</small>
	<b>photoplan</b>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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