

## SOUTHGATE ROAD, DE BEAUVOIR, N1

### 2 BED APARTMENT

£2,500

A beautifully presented, two bedroom (1 double and 1 single room/ study) apartment situated in the heart of De Beauvoir. The property boasts well-proportioned rooms and a generous south facing reception room. The reception room flows into a semi open plan kitchen.

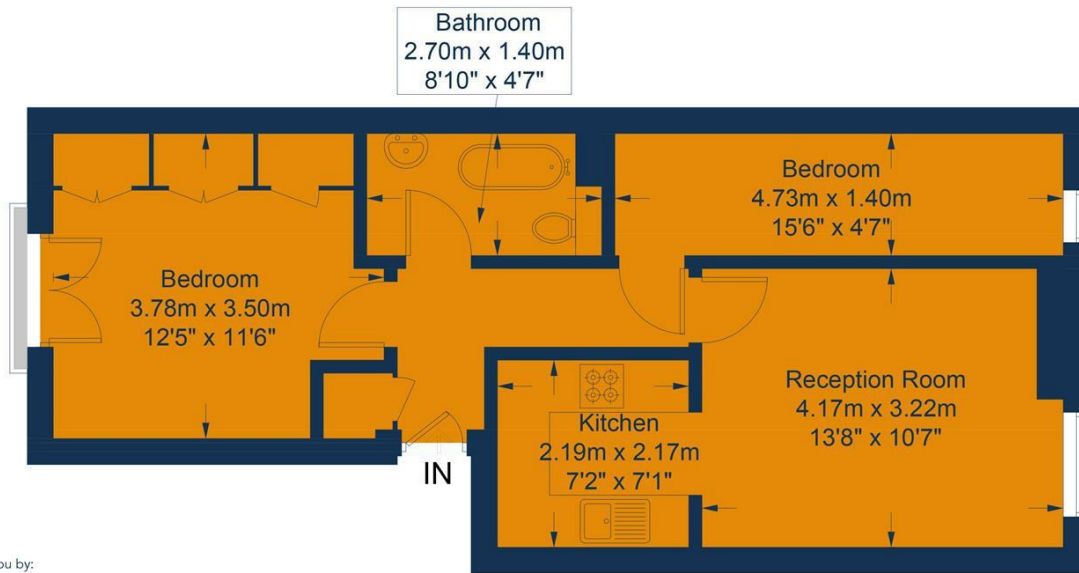
The bedroom benefits from built-in wardrobes, there is an additional single room which can also be used as a study.

Situated on Southgate Road in the popular De Beauvoir, just a short walk from local favorites: the De Beauvoir Deli and the De Beauvoir Arms pub, Upper Street and Essex Road.

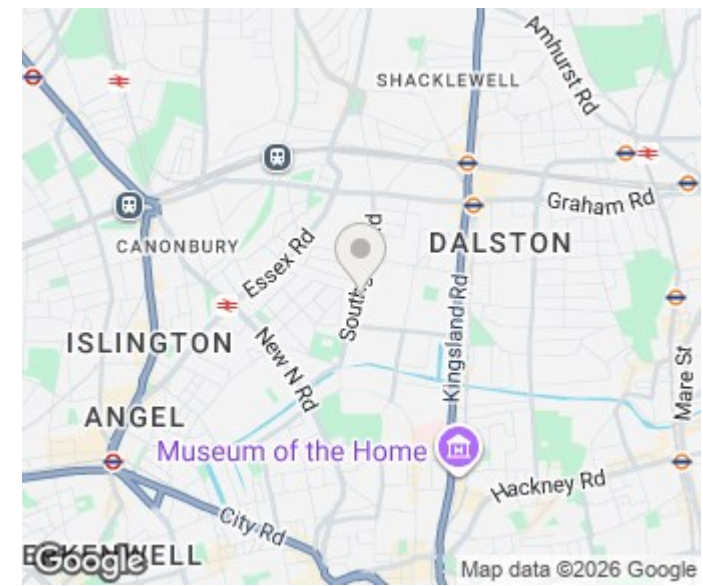
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Southgate Road, N1

Approximate Gross Internal Area = 48.89 sq m / 526 sq ft



First Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 83                      | 85        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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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