

**Ardleigh Road, Islington  
 3 Bedroom Terraced**

**Price: £1,150,000**



- ✓ Ardleigh Road, Islington, N1
- ✓ West Facing Rear Garden
- ✓ Three Levels
- ✓ Mid Terraced

- ✓ Three Double Bedrooms
- ✓ Two Bathrooms
- ✓ Utility Room

## Ardleigh Road, Islington

A light filled three double bedroom family home, offering accommodation over three levels, further benefitting from a west facing rear garden, enviably positioned on a no through road in the heart of De Beauvoir.

Accommodation is well balanced comprising; a large utility/storage space upon entering on the ground floor, along with a W.C and an impressive and high quality kitchen/dining space and providing access to the sunny and secluded west facing rear garden.

The separate reception room is housed on the first floor along with a double bedroom, with two generous double bedrooms situated on the top floor along with the striking family bathroom suite. It should be noted that the large loft area, is ideal for storage, is accessed via the top level. A beautiful home that must be viewed to be appreciated.

## Location

Ardleigh 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, pubs and restaurants are only moments away, including the De Beauvoir Arms, The Talbot, The Scolt Head and the very recent addition which has quickly gained a cult following, Hector's wine bar - not forgetting 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 Old Street & Angel Islington and Victoria Line trains of Highbury & Islington



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

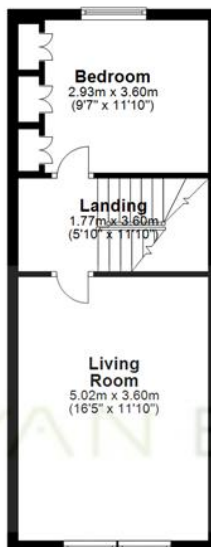
Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.



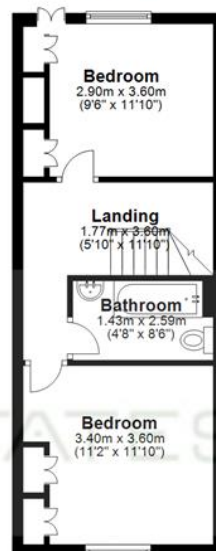
**Ground Floor**  
Approx. 35.6 sq. metres (383.3 sq. feet)



**First Floor**  
Approx. 35.6 sq. metres (383.3 sq. feet)



**Second Floor**  
Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 106.8 sq. metres (1149.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		