

**Englefield Road, Islington
 2 Bedroom Maisonette**

Price: £499,950



- ✓ Freehold
- ✓ Maisonette
- ✓ Separate Kitchen

- ✓ Two Double Bedrooms
- ✓ Excellent Natural Light
- ✓ Sought After Location

Englefield Road, Islington

A cosy two bedroom split level house located on Englefield Road, Islington N1.

This Freehold maisonette with its own private front door comprises of a reception room, separate modern fitted kitchen, two double bedrooms and a modern tiled bathroom with shower. Plenty of natural sunlight throughout.

Englefield Road is located amongst the peaceful treelined streets of De Beauvoir and is perfectly set for renowned local eateries, bars and its village type atmosphere. Access to Shoreditch, Old Street and the City couldn't be easier from one of the many bus routes or alternatively from the Overground at Haggerston although most of the locals prefer an easy cycle. Upper Street and the West End are also within easy reach and for those who like a stroll, Regents canal offers a scenic route across London along one of its most famous waterways.

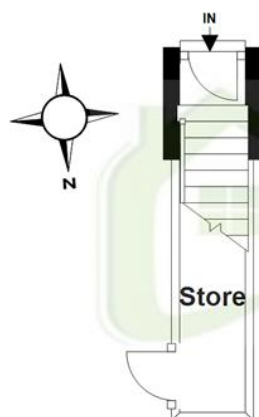


Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own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

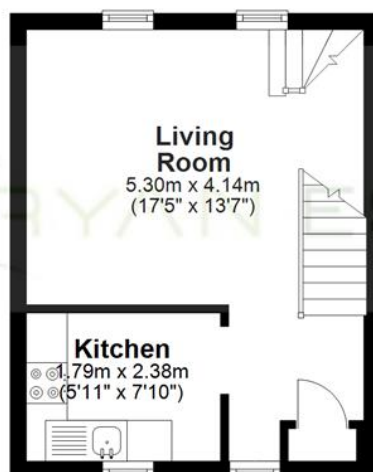
Ground Floor

Approx. 0.8 sq. metres (8.5 sq. feet)



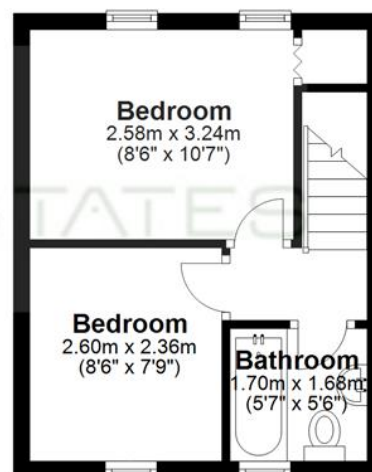
First Floor

Approx. 21.9 sq. metres (236.0 sq. feet)



Second Floor

Approx. 21.9 sq. metres (236.0 sq. feet)



Total area: approx. 44.6 sq. metres (480.4 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 misstatement. 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		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		