

**Buckingham Road, Islington  
 2 Bedroom Flat**

**Price: £410,000**



- ✓ Two Double Bedrooms
- ✓ Chain Free
- ✓ Fireplace Feature

- ✓ Share Of Freehold
- ✓ Period Conversion
- ✓ Second Floor Flat

## Buckingham Road, Islington

A well presented two bedroom flat arranged over the top floor of an end of terrace period house on this popular residential street in De Beauvoir.

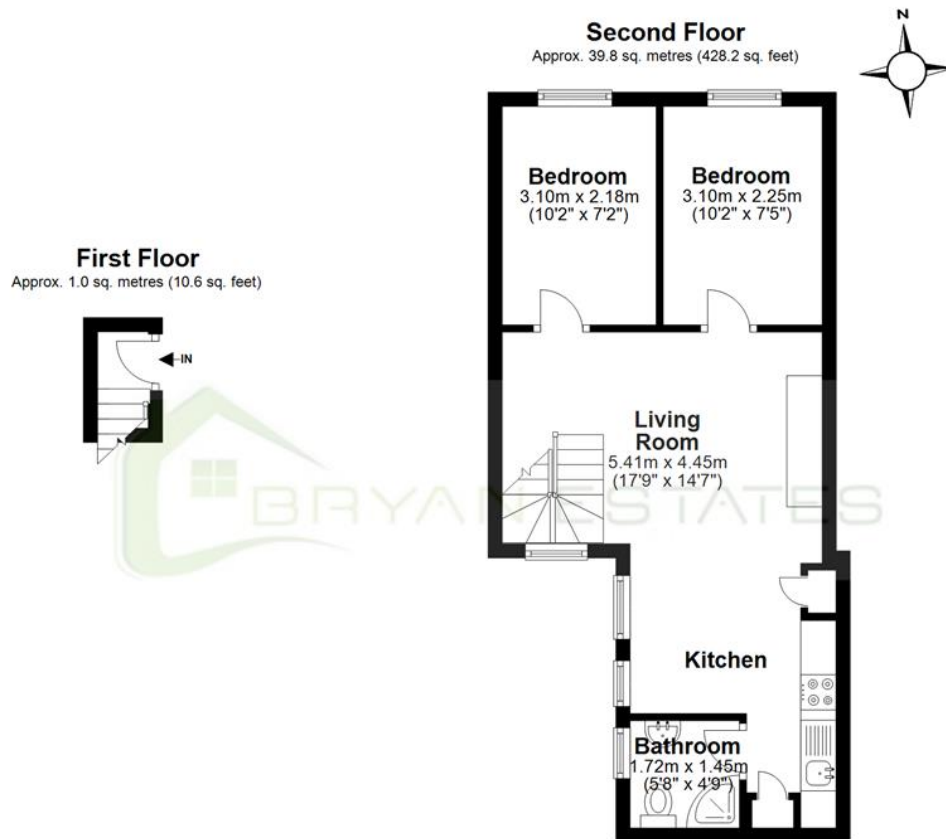
Bright and airy throughout, the property benefits from two double bedrooms, a large open plan reception room with a smart, modern kitchen and shower room.

Buckingham Road runs between Ardleigh Road and Stamford Road in the heart of the De Beauvoir Conservation Area. The nearest station can be found at Dalston Junction (Overground - 0.2 miles). Haggerston Overground station (0.5 miles) is also within easy reach and provides convenient access to the City via Shoreditch High Street. A variety of local amenities can be found on Southgate Road. Please note all distances are approximate.



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.



Total area: approx. 40.8 sq. metres (438.8 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		
69-80	C		76   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		