

## Southgate Road, N1

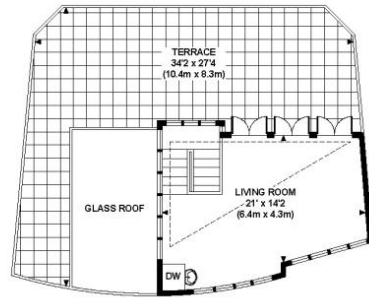


A truly unique, detached former public house located close to Hoxton, De Beauvoir and the City imaginatively converted to offer 3584 sq ft of internal space. The property is arranged over four floors with flexible accommodation providing three/four bedrooms, fabulous entertaining areas, patio garden and wonderful roof terrace with spectacular views taking in the Regents Canal and City skyline.

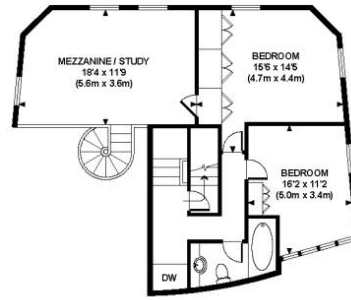
Price: £1,500,000 Freehold

# SOUTHGATE ROAD, N1

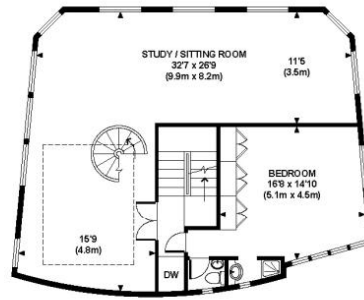
Approx. gross internal area  
3584 Sq.Ft. / 333 Sq.M.



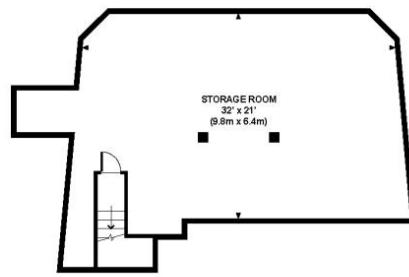
THIRD FLOOR



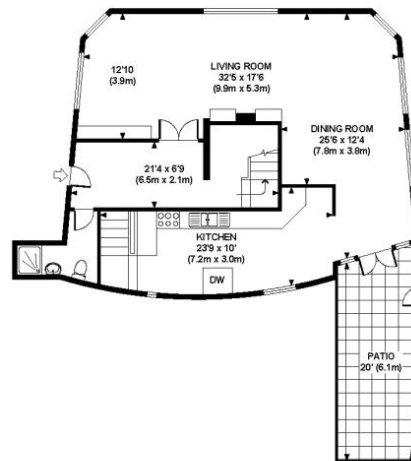
SECOND FLOOR



FIRST FLOOR

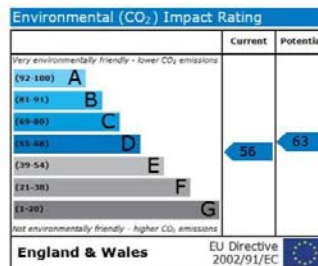
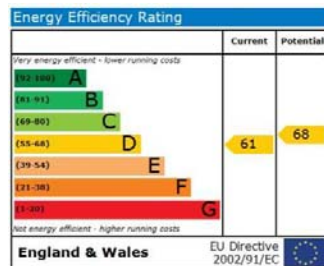


LOWER GROUND FLOOR



GROUND FLOOR

Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only. Measured in accordance with R.I.C.S. code of measuring practice. Not to scale.



Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquires as to the accuracy of all matters upon which they intend to rely.