

hotblack desiato

ESTATE AGENTS

HYDE'S PLACE, N1 2XE

£5,000,000



A rare opportunity to acquire a unique modern detached house in the heart of Islington. Designed by Harper Mackay and built in 1998 to a very high standard, this spectacular residence has been thoughtfully designed for family living in an uncluttered and special space. The house sits on a private road with parking for up to six cars, with access controlled by bollards and monitored by CCTV. Currently laid out as five bedrooms, three bathrooms and two large living rooms. There is planning consent for an additional two bedrooms, one bathroom and a further large living area. This will be achieved by glazing the east facing courtyard and adding a further floor to the property as shown by the CGI images. Plans available on request. The price quoted is for a completed six/seven bedroom house of 3,250 square feet with three large reception rooms and four bathrooms. The specification for the additional space is to be pre-agreed between the parties.

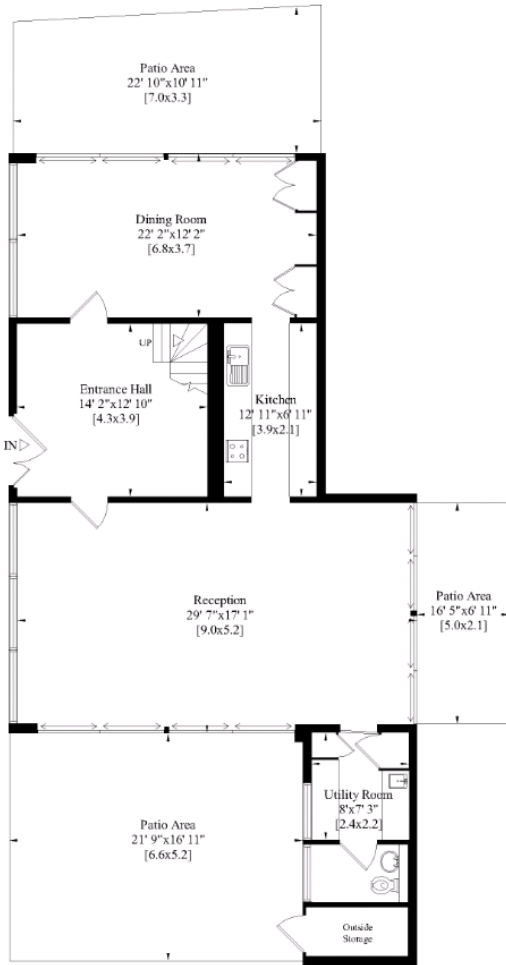
Should interested parties wish to complete the works themselves, the sellers invite offers which reflect the development potential whilst allowing them to add their own style to this unique house.

- SEVEN BEDROOMS (currently five)
- THREE BATHROOMS
- THREE SPACIOUS RECEPTION ROOMS
- UTILITY ROOM/GUEST W.C
- THREE COURTYARD GARDENS
- PRIVATE ROAD WITH PARKING
- FANTASTIC LOCATION
- FREEHOLD
- Council Tax: Currently £2,160.26 (Band G)
- Approx. 3250 sq ft (currently 2,244 sq ft)
- Rental Estimate: TBC

Computer generated image of additional floor



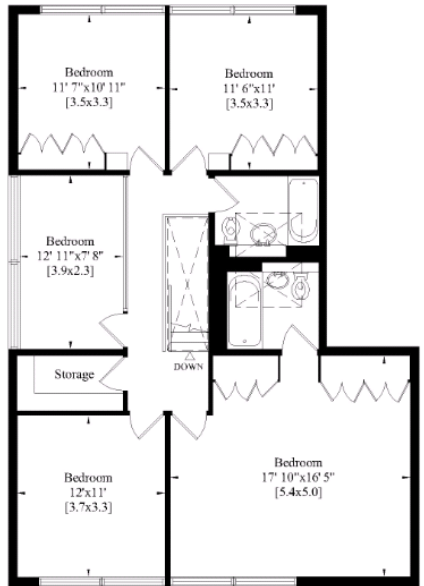
Computer generated image illustrating additional floor



Ground Floor

Hyde's Place N1
 Gross Internal Area:
 208 Sq. metres
 2244 Sq. feet
 [Includes Outside Storage
 Of 3 Sq.m - 34Sq.ft.]

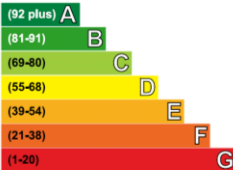
While every attempt has been made to ensure the accuracy of this information, measurements of floor, wall and ceiling are approximate. For identification only. Not a contract.



First Floor

Energy Efficiency Rating

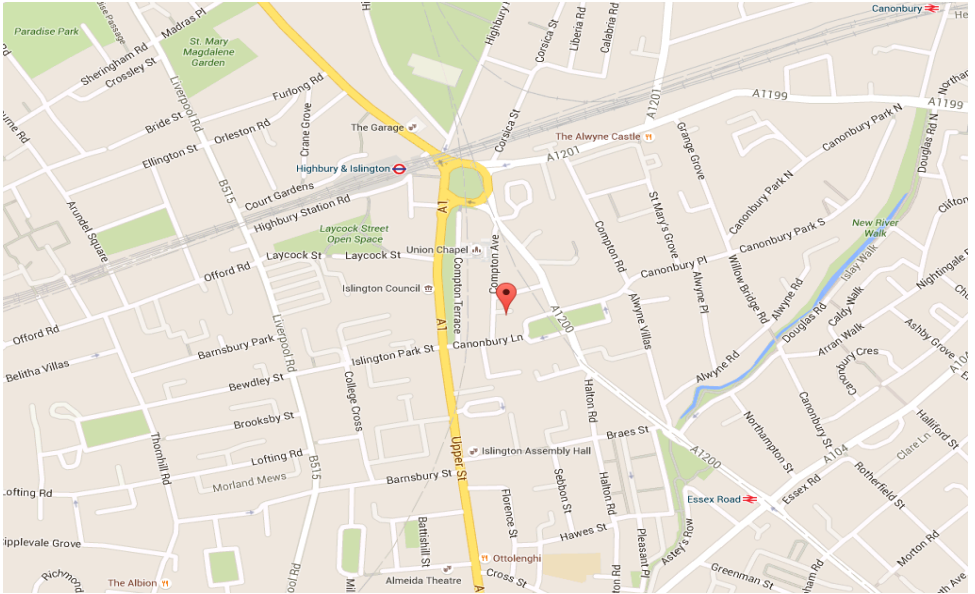
Very energy efficient - lower running costs



Current	Potential
72	79

INSIDER'S GUIDE - a perspective from the present owner

We find the uncluttered life this house imparts very relaxing. We are as messy as any family but the house is designed to be easy to live in, peaceful & quiet, very light. We came from a five story Georgian house and whilst we enjoyed the period features, life with all those stairs wore us down and we all had thighs like an Olympic speed-skater. The Private Driveway is a godsend. Immune from parking woes, we can entertain easily. It also has allowed security cameras and bollards to prevent access. Its an open light and airy house, but we can turn this into a quiet private secluded home in seconds with blinds and none of our courtyards are overlooked. We are however still close to the bright lights of Islington but immune from them and traffic noise when we wish. Finally – we have The Compton Arms on the corner. It's a very pleasant but tiny pub and the landlord and locals watch over the whole area. It's a strong community here and it will be hard to leave it but we don't need five bedrooms anymore and someone else should enjoy the house.



TRANSPORT LINKS

Highbury and Islington Station (Overground and Victoria lines) is a 5 minute walk away.

Essex Road Station (Overground line) is an 11 minute walk away.

Angel Station (Northern line) is a 17 minute walk away.

Numerous bus routes run nearby, giving easy access to the City and West End.

Islington Office
314 Upper Street
London N1 2XQ

T 020 7226 0160
E Islington.sales@hotmail.co.uk
E Islington.lettings@hotmail.co.uk

Camden Office
67 Parkway
London NW1 7PP

T 020 7482 2894
E Camden.sales@hotmail.co.uk
E Camden.lettings@hotmail.co.uk

Highbury Office
2 Highbury Park
London N5 2AB

T 020 7288 9696
E Highbury.sales@hotmail.co.uk
E Highbury.lettings@hotmail.co.uk

WWW.HOTBLACKDESIATO.CO.UK

Hotblack Desiato Ltd wish to emphasise that:

- 1) these sales particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact, and
- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.