

# AUCOOT



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ADDRESS

De Beauvoir Square, London N1

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PRICE

£3,500,000

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DESIGNER

Irenie Studio

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## INFORMATION

Set on the corner of De Beauvoir's picturesque garden square, this 1840s Grade II-listed Neo-Jacobean house has been reimagined by interior architect and curator Irenie Studio into a richly layered, life-enhancing home. Known as OntheSq, the house is both a residence and an immersive backdrop for contemporary design, storytelling, and collaboration.

The four-storey home has been sensitively restored and extended, blending historical character with playful, contemporary interventions. The original oriel windows and curving staircase remain, while new elements – like a lantern-roofed kitchen and bespoke colour palette – bring a fresh narrative to the space.

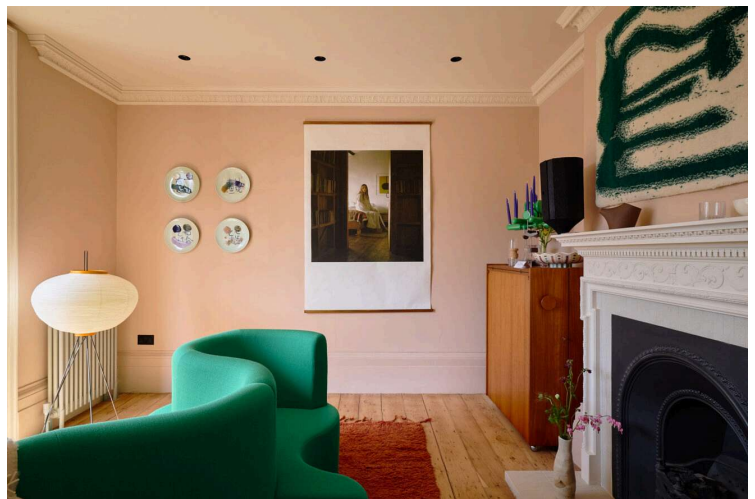
Throughout, the interiors are imbued with a sense of wonder. Inspired by Alice in Wonderland, Irenie has introduced moments of visual surprise: a dining table crafted from salvaged doors by Rio Kobayashi, woven textiles by Tomoyo Tsurumi incorporating remnants of the home's past, and custom glassware by J. Hill's Standard, echoing bottles unearthed during renovation.

The lower ground floor hosts the kitchen, where an over-head lantern overlooks maple cabinetry and reclaimed Iroko countertops. This space opens onto a terraced garden by award-winning garden designer Peter Beardsley. A welcoming oak-framed bench and seating area offers a chance to unwind in the morning sunshine, while steps lead up to a decorative garden with raised beds and a barbecue area. A reclaimed emerald green door from the original house has been salvaged and now sits as a moment of intrigue at the end of the garden, aptly named the cupboard of curiosity.

Upstairs, three bedrooms and three reception rooms – one doubling as a snug or fourth bedroom – offer flexible living. The stairwell is painted in Rosa Red, a custom shade developed with Fenwick & Tilbrook, referencing the roses of De Beauvoir Square.

Every detail has been considered, from the diamond-patterned tiled floors that mirror the leaded windows to the curated selection of furniture and art by designers including Bethan Laura Wood, Peter Pilotto, and Flavia Brändle. The result is a home that feels both rooted in history and alive with contemporary creativity.

No. 9 De Beauvoir Square is a unique opportunity to own a home that is both a personal sanctuary and a celebration of design. Viewings are available by appointment, with open days scheduled throughout May and June.



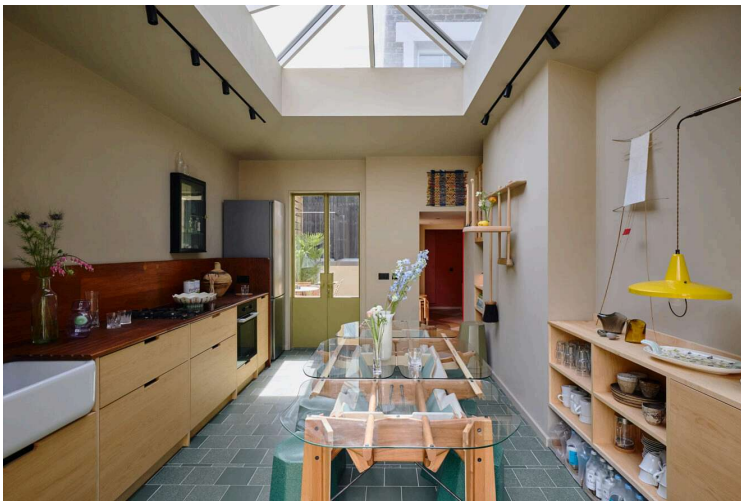
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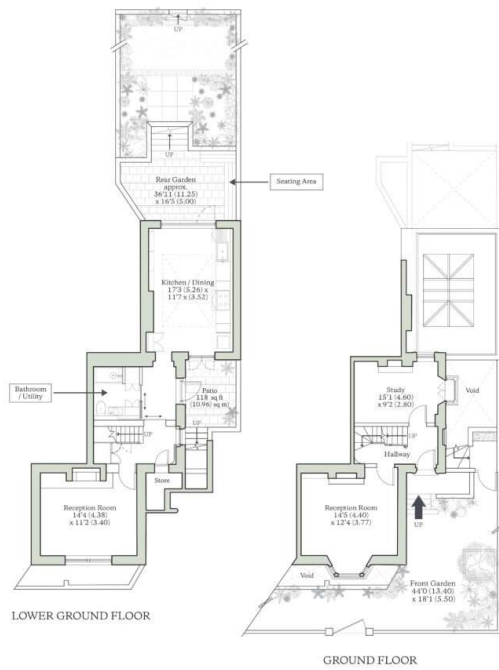
EPC

=Grade II listed

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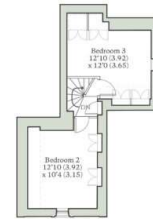


# DE BEAUVOIR SQUARE, LONDON, N1

Approximate Total Internal Area = 1750 sq ft / 162.56 sq m  
 Approximate Total Garden Area = 1551 sq ft / 144.09 sq m  
 Approximate Total Patio Area = 118 sq ft / 10.96 sq m  
 For identification only - Not to scale



Demote overcoat  
 head height



**AUCOOT**  
 RICS Property Measurements Standard