

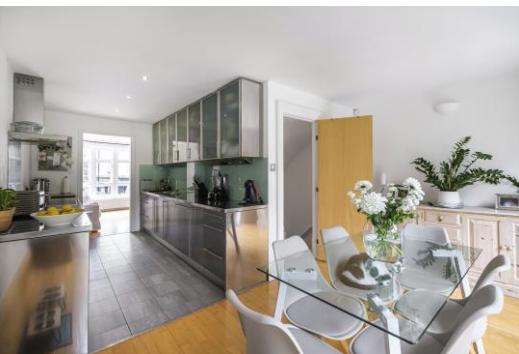


Rosemary Street

De Beauvoir, N1

Asking Price £1,400,000

A beautifully presented three double bedroom, two bathroom Freehold with a garage set in a peaceful mews in the heart of De Beauvoir.



Rosemary Street

De Beauvoir, N1

- Three double bedrooms
- Two bathrooms
- Terrace
- Secluded garden backing directly on to the greenery of Rosemary Gardens
- Peaceful mews in the heart of De Beauvoir



A beautifully presented three double bedroom, two bathroom Freehold, set in a peaceful mews in the heart of De Beauvoir. Accommodation is well presented and comprises; a double bedroom set at the rear of the ground floor, which provides direct access to the serene rear garden. There is also a family bathroom on this level as well as a garage. The first floor houses the kitchen/dining space at the rear of this level, enjoying fabulous green views across Rosemary Gardens with French doors providing access to a spiral staircase which provides further garden access. There is a separate reception space at the front of the first floor. There are two double bedrooms on the top floor along with a family bathroom suite and access to a roof terrace set at the front of the property. Rosemary Street is a charming mews nestled neatly in the heart of De Beauvoir, providing a tranquil setting whilst retaining superb links to the vibrant & trendy boutique shops, bars, restaurants and galleries of Hoxton and Shoreditch. The hustle & bustle of Upper Street and Angel can be found with a walk along the Regents Canal, along with the greenery of Shoreditch Park, London Fields and Broadway Market. There are a plethora of transport options within walking distance including Haggerston station (London Overground), both Old Street Underground station and Highbury & Islington (National Rail & Victoria Line) along with the trains at Essex Road just around the corner. The bus routes of Essex Road and New North Road provide fantastic links to get around London. Hoxton, Shoreditch, Dalston, Old Street and the City are all easily accessible. The greenery and amenities of Rosemary Gardens and Shoreditch Park are close by.

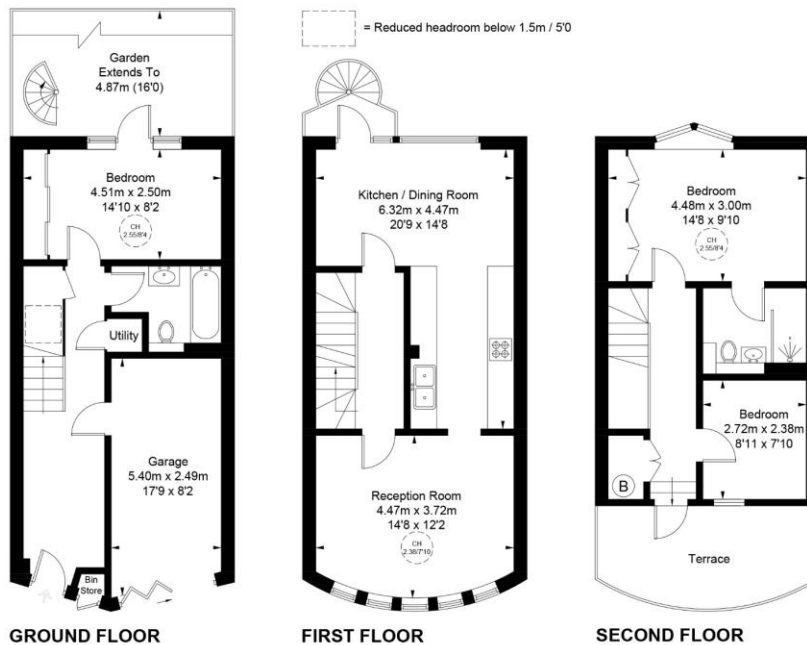
Tenure: Freehold
Local Authority: Islington Council
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		86
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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ROSEMARY STREET, N1



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 479 SQ FT / 44.5 SQ M (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 490 SQ FT / 45.5 SQ M
 SECOND FLOOR = 391 SQ FT / 36.3 SQ M
 REDUCED HEADROOM = 7 SQ FT / 0.7 SQ M
 TOTAL = 1367 SQ FT / 127.0 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID988429)

