



Ufton Grove

De Beauvoir, N1

Asking Price £2,500,000

A considered and design led end of terrace Freehold, expertly designed and benefitting from a wonderful, landscaped & wider than average "Taryn Ferris design" rear garden on a peaceful cul-de-sac in De Beauvoir.



Ufton Grove

De Beauvoir, N1

- Exceptional end of terrace Freehold
- Taryn Ferris garden design with Ginko, Judas, Apple & Sycamore trees
- London Stone porcelain exterior paving
- Limed oak flooring & sisal carpet
- Custom wooden shutters
- Two access points
- Sought after cul-de-sac in De Beauvoir



The home benefits from two access points, with the lower entrance leading to the entertaining space which spans the whole lower level, inclusive of the kitchen featuring Miele & Bosch appliances and Silestone worktops. There are bi-folding doors which lead from the space directly into the expertly landscaped and tiered rear garden, which enjoys London stone porcelain paving, Milboard decking, Apple, Ginkgo, Judas & Sycamore trees along with Corten steel finishes. The lower level also features a separate dining space as well as a reception space/snug, which could be utilised as guest space if required. Two double bedrooms occupy the raised ground floor, (which is where the main entrance to the house is), with the larger set at the front, complete with ornate period details which include a fireplace and beautiful wooden sash windows which flood the space in light. The second bedroom is set behind, along with an elegant family bathroom suite. The top floor is home to the principal suite, enjoying vaulted ceilings and ample storage, as well as an en-suite shower room. A special house with a real focus on blending modern living with period charm that must be viewed to be appreciated. Upton Grove is a peaceful cul-de-sac situated in the heart of De Beauvoir and conveniently located for access to the trains at Haggerston, Dalston Kingsland and Dalston Junction, which form part of the London Overground network, whilst a plethora of shops, pubs and restaurants are only moments away, including the De Beauvoir Arms, The Talbot, The Scolt Head and the very recent addition which has quickly gained a cult following, Hector's wine bar - not forgetting the renowned De Beauvoir Deli. For those wishing to travel by bus, Kingsland Road, Southgate Road and Essex Road provide a number of good routes, with the delights of vibrant, trendy Hoxton and Shoreditch just a short journey away, as are the National Rail, Northern Line trains of Old Street & Angel Islington and Victoria Line trains of Highbury & Islington

Tenure: Freehold

Local Authority: London Borough Of Hackney (Council Tax)

Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

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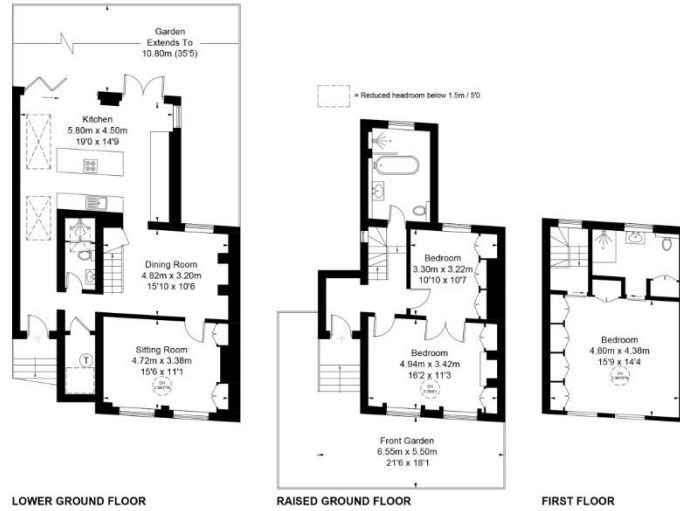
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UFTON GROVE, N1



LOWER GROUND FLOOR

RAISED GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 809 SQ FT / 75.2 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 490 SQ FT / 45.5 SQ M
 FIRST FLOOR = 367 SQ FT / 34.1 SQ M
 REDUCED HEADROOM = 16 SQ FT / 1.5 SQ M
 TOTAL = 1682 SQ FT / 156.3 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. (ID1038779)

