



# Century Quarter House

Downham Road, N1

Offers in excess of £1,250,000

A lateral, design led and spacious (c 1,344 sqft) three double bedroom, two bathroom penthouse apartment with two roof terraces, benefitting from a lift which opens directly into the apartment, set in a secure modern development in De Beauvoir.



# Century Quarter House

Downham Road, N1

- Three double bedrooms
- Two bathrooms
- Rarely found lateral space
- Lift access directly into the apartment
- Two roof terraces, one of which enjoys water views directly overlooking the Kingsland basin
- Vast hallway
- Secure modern development
- Positioned in De Beauvoir





A lateral, design led and spacious (c 1,344 sqft) three double bedroom, two bathroom penthouse apartment with two roof terraces, benefitting from a lift which opens directly into the apartment, set in a secure modern development in De Beauvoir. Accommodation is impressive with a perfectly divided space, with a vast entrance hallway upon entering directly from the coded lift, which is wide enough for both wheelchair access and buggy's. The reception space, semi open plan with the kitchen/dining space is housed at the rear of the property, and provides access to a large roof terrace, which offers privacy and serene enjoys water views directly onto the Kingsland basin. The three double bedrooms and family bathroom are all housed at the front of the property, the principal of which features an en-suite shower room and access to an additional, large roof terrace with roof top view across De Beauvoir. Downham Road is set in 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, bars and restaurants can be found locally, such as 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 Angel Islington and Victoria Line trains of Highbury & Islington

**Tenure:** Leasehold 993 years 9 months

**Service Charge:** £4500 per annum

**Ground Rent:** £250 Review in 2028

**Local Authority:** Hackney

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

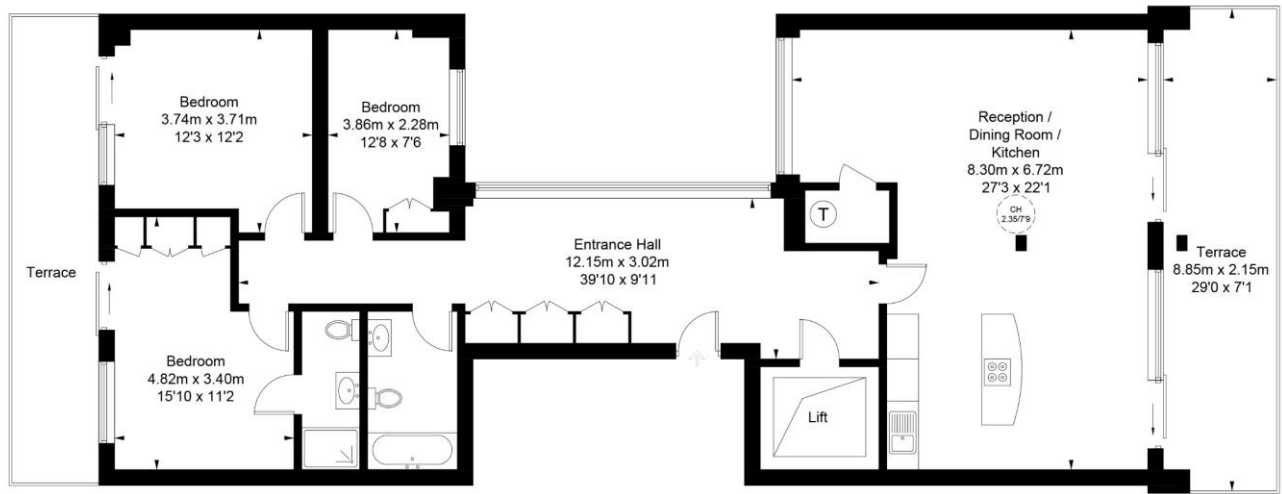
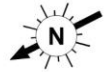
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# CENTURY QUARTER HOUSE, N1



**FIFTH FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIFT)  
FIFTH FLOOR = 1344 SQ FT / 124.9 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. (ID1047896)

