



# Morton Road

De Beauvoir, N1

Guide Price £2,750,000

An exceptional, design led end of terrace Victorian Freehold, set on a particularly wide and quiet (courtesy of the recently enforced LTN) street in the East Canonbury conservation area, moments from De Beauvoir's sought after amenities.



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De Beauvoir, N1

- End of terrace
- Victorian Freehold
- Plenty of period detail
- Exceptional kitchen/dining space
- Landscaped garden
- Moments from De Beauvoir's popular amenities



An exceptional, design led end of terrace Victorian Freehold, set on a particularly wide and quiet (courtesy of the recently enforced LTN) street in the East Canonbury conservation area, moments from De Beauvoir's sought after amenities. Accommodation is light filled and immaculately presented and comprises; a raised ground floor entrance, with a sunny dual reception space which occupies the entire raised level. The space features parquet flooring and reclaimed, (working), Victorian fireplaces. The lower level houses the cleverly designed utility space with concealed washing machine and sink and the spectacular kitchen/dining space, featuring under floor heating, sun soaked courtesy of the large skylight and attractive crittall style doors, which open to the secluded and landscaped rear garden, complete with hard wired electricity, with four dual plug sockets and rear garden lighting. There are two double bedrooms and a family bathroom suite on the first floor with a principal suite occupying the top floor. A beautiful home which must be viewed to be appreciated. Morton Road is an exceptionally quiet residential street in popular De Beauvoir, just a short walk from Islington's Upper Street and Essex Road. It is ideally situated for transport links to The City and the West End, with Canonbury Station (London Overground) and Highbury and Islington station (Victoria Line) both within walking distance, as well as excellent bus routes from both Essex Road and Southgate Road. There is a lively local community and the renowned, local, De Beauvoir Deli is right around the corner.

**Tenure:** Freehold  
**Local Authority** Islington  
**Council Tax** Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(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

327-329 Upper Street  
 Islington  
 London  
 N1 2XQ  
 islington@chestertons.co.uk  
 020 7359 9777  
 chestertons.co.uk

# MORTON ROAD, N1



**LOWER GROUND FLOOR**      **RAISED GROUND FLOOR**      **FIRST FLOOR**      **SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA**  
**LOWER GROUND FLOOR = 679 SQ FT / 63.1 SQ M (EXCLUDING REDUCED HEADROOM)**  
**RAISED GROUND FLOOR = 485 SQ FT / 45.0 SQ M**  
**FIRST FLOOR = 484 SQ FT / 44.9 SQ M**  
**SECOND FLOOR = 300 SQ FT / 27.9 SQ M (EXCLUDING REDUCED HEADROOM)**  
**REDUCED HEADROOM = 75 SQ FT / 7.0 SQ M**  
**STORE = 57 SQ FT / 5.3 SQ M**  
**TOTAL = 2080 SQ FT / 193.2 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. (ID1064782)