



Northchurch Road

De Beauvoir, N1

Offers in excess of £3,500,000

A phenomenal, design led and architecturally created five bedroom, three bathroom family home, featuring double height space and a garden studio, set in the heart of De Beauvoir.



Northchurch Road

De Beauvoir, N1

- Design led family home
- Architecturally created
- Impressive double height space
- Five/six bedrooms
- Three bathrooms
- Garden studio
- Set in the heart of De Beauvoir



A phenomenal, design led and architecturally created five bedroom, three bathroom family home, featuring double height space and a garden studio, set in the heart of De Beauvoir. Accommodation is substantial, comprising; a grand entrance hallway which leads to a jaw dropping space, with volumes that must be viewed to be appreciated. The reception is housed at the front, complete with re instated coving, ceiling rose and fireplace, with the dining space situated occupying the space in between. The beautiful kitchen is housed on the lower split level, complete with large island with marble top, and drowned in light courtesy of the enormous rear doors (which lead to the landscaped garden featuring a summer house/home office) and large skylight. There are two double bedrooms, one of which could be utilised as a gym or cinema room, shower room and utility room on the lower level. The first floor is home to three double bedrooms as well as an additional bathroom. There is a fabulous principal suite which enjoys vaulted ceilings that offers a real sense of space and light on the second floor, with the en-suite situated at the rear. An additional study can be found on the upper half landing. Northchurch 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

Chestertons Islington Sales

327-329 Upper Street

Islington

London

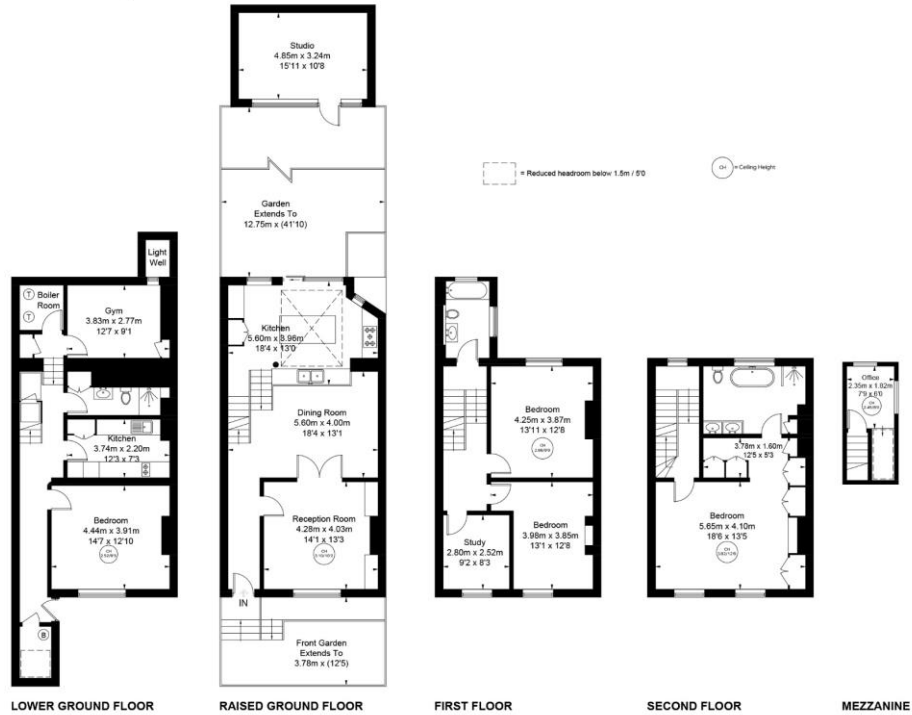
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NORTHCHURCH ROAD, N1



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 711 SQ FT / 66.1 SQ M (EXCLUDING REDUCED HEADROOM / LIGHT WELL)
 RAISED GROUND FLOOR = 690 SQ FT / 64.1 SQ M
 FIRST FLOOR = 572 SQ FT / 53.1 SQ M
 SECOND FLOOR = 511 SQ FT / 47.5 SQ M
 MEZZANINE = 62 SQ FT / 5.8 SQ M
 STUDIO = 171 SQ FT / 15.9 SQ M
 REDUCED HEADROOM = 52 SQ FT / 4.8 SQ M
 TOTAL = 2769 SQ FT / 257.3 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. (ID1068131)

