



Downham Road

De Beauvoir, N1

Asking Price £1,250,000

A design led maisonette spanning in excess of 1,100 sqft with landscaped private garden, private entrance and plenty of period details throughout, moments from De Beauvoir's celebrated amenities.



Downham Road

De Beauvoir, N1

- Two double bedrooms
- Maisonette
- Beautifully landscaped garden
- Private entrance
- Immaculately presented
- Set in the heart of De Beauvoir



A design led maisonette spanning in excess of 1,100 sqft with landscaped private garden, private entrance and plenty of period details throughout, moments from De Beauvoir's celebrated amenities. Accommodation is well balanced and beautifully presented, comprising; a private entrance on the lower level, which leads to both double bedrooms, both of which feature helpful in-built storage, with the beautiful shower room set in between. There is also access to the beautifully landscaped garden from this level. The reception space occupies the front of the raised ground floor, sun soaked courtesy of the dual aspect and large sash windows, also retaining original details which include coving and an ornate fireplace. The kitchen/dining space is set behind, perfect for entertaining. Downham Road is situated in the heart of De Beauvoir and conveniently located for access to the City and Shoreditch by short bus ride, with trains at Haggerston, Dalston Kingsland and Dalston Junction, which form part of the London Overground network all close by for easy access around the Capital, whilst a plethora of shops, pubs and restaurants are only moments away, including the The Baring, with recently awarded Michelin Star, 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. Northern Line trains of Old Street & Angel Islington and Victoria Line trains of Highbury & Islington are all close by, as well of the greenery of recently regenerated Shoreditch Park, with brand new state of the art Leisure Centre.

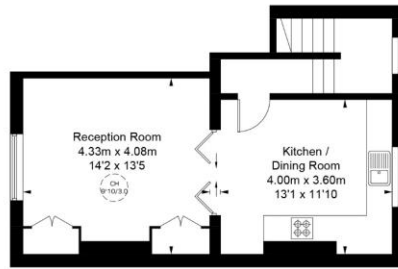
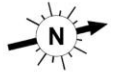
Tenure: Share of Freehold
Service Charge: £710.40 – Buildings Insurance
Ground Rent: £NA
Local Authority: Islington Council
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

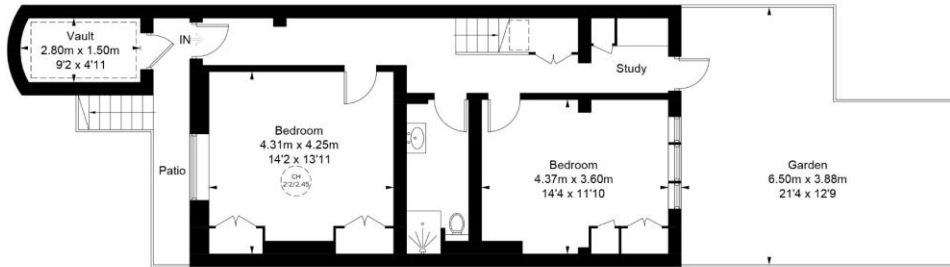
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DOWNHAM ROAD



RAISED GROUND FLOOR



LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 634 SQ FT / 58.9 SQ M
(EXCLUDING REDUCED HEADROOM)
RAISED GROUND FLOOR = 426 SQ FT / 39.6 SQ M
REDUCED HEADROOM / VAULT = 50 SQ FT / 4.6 SQ M
TOTAL = 1110 SQ FT / 103.1 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. (ID1100598)

