



Southgate Grove

De Beauvoir, N1

Offers in excess of £1,500,000

A characterful, end of terrace Freehold set on a peaceful no through road in the heart of De Beauvoir, moments from its celebrated amenities.



Southgate Grove

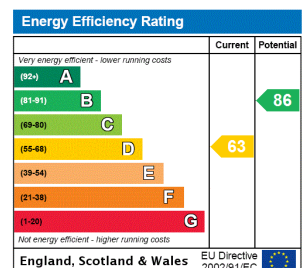
De Beauvoir, N1

- End of terrace
- Victorian Freehold
- Ornate period details throughout
- Courtyard garden
- Ideally placed in the heart of De Beauvoir



A characterful, end of terrace Freehold set on a peaceful no through road in the heart of De Beauvoir, moments from its celebrated amenities. Accommodation is well balanced and generously proportioned, comprising; a dual reception space upon entering on the raised ground floor, sun soaked courtesy of the high ceilings and dual aspect whilst retaining original details which include, sash windows and original fireplaces. The open kitchen/dining space occupies the lower level which is ideal for entertaining and provides access via bi-folding doors to the rear courtyard. There are two bedrooms on the first floor, with the principal housed at the front, which features a stair case that leads up to a mezzanine level which features an additional W.C. The family bathroom suite is positioned in between the bedrooms. Southgate Grove is quietly tucked away in De Beauvoir and conveniently located for access to the trains at both Dalston/ Kingsland and Dalston Junction, which forms 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: Freehold
Local Authority: Hackney
Council Tax Band: F

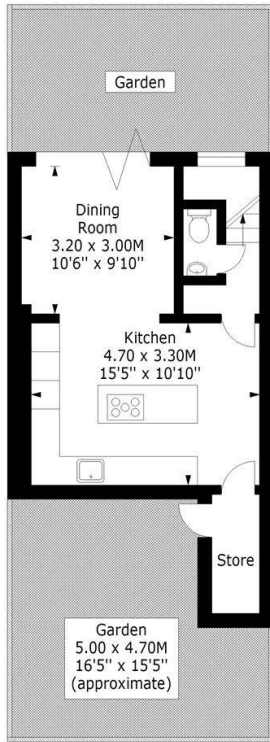


Chestertons Islington Sales

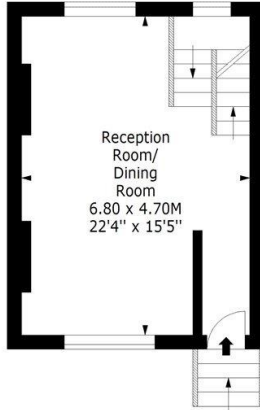
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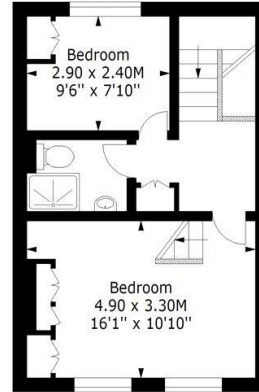
Approximate gross internal area
113.71 sq m / 1224 sq ft



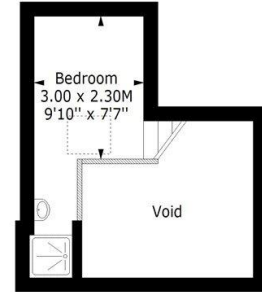
Lower Ground Floor



Raised Ground Floor



First Floor



Mezzanine

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale
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