



Downham Road

De Beauvoir, N1

Asking Price £1,950,000

An elegant, design led mid terrace Freehold with calming, neutral interiors and a rarely found c 66ft rear garden, set in the heart of De Beauvoir.

Accommodation is well balanced and pristinely presented, comprising a large, dual-aspect reception room which occupies the raised level and which retains high ceilings, original marble fireplaces, wooden shutters, coving and ceiling roses, with hand-scraped smoked oak wooden flooring throughout this level. The raised ground floor also comprises an intelligently designed study overlooking the large, landscaped garden.

The top floor includes two double bedrooms and a single bedroom as well as a well-proportioned family bathroom. Loft storage is available and may be converted into further accommodation STPP. It should be noted that the house has been thoroughly and elegantly renovated by the current owners including restoration of period features and installation of bespoke cabinetry on all three floors of the property.

The lower level offers unrivalled entertaining space and is open plan, with micro cement floors throughout and underfloor heating and with direct access to the front and rear gardens. The striking and newly installed kitchen has a real wow factor and is the focal point of the space and is sun drenched, courtesy of the enormous skylights and expansive Crittall style 'Maxlight' sliding doors to the garden. The beautiful kitchen also features a large island complete with its own integrated state-of-the-art 'Elica' gas hob, finished with white Patagonia quartzite worktops and back-splash which are truly stunning and are significantly more durable than marble.

CHESTERTONS



Downham Road

De Beauvoir, N1

- Exceptional design led Freehold
- Three bedrooms
- Two bathrooms
- Rarely found 66ft rear garden
- Solid oak kitchen with "Patagonia Quartzite" worktops
- Microcement floors on lower level
- Bespoke Joinery in snug, bathroom, bedrooms and under stairs storage cupboards
- Set in the heart of De Beauvoir



The solid oak kitchen cabinetry provides extensive and well thought out storage and includes a double pantry cupboard and solid oak inlays and shelving throughout. The lower ground floor also comprises a dining area, snug and an additional shower room featuring Calacatta Borghini marble shower and matching vanity unit. The large and very secluded garden is a real haven and features an external dining area to the front for al fresco dining and a further sun terrace at the rear. The professionally landscaped garden includes in-built irrigation for the beautiful border plants and trees. The garden also benefits from sunshine throughout the day owing to its unusually large size (almost 70 ft) which rarely exists in the De Beauvoir area and which must be viewed to be appreciated. Downham Road is situated in the heart of De Beauvoir and is conveniently located for access to the City and Shoreditch on foot or by bus and with trains at Haggerston, Dalston Kingsland, Dalston Junction and Essex Road which form part of the London Overground network all close by. A plethora of shops, pubs and restaurants are all moments away, including The Baring, which was recently awarded a Michelin Star, De Beauvoir, Arms, The Talbot, The Scolt Head, and Hector's Wine Bar which has quickly gained a cult following! The nearby amenities in De Beauvoir also include the renowned De Beauvoir Deli, De Beauvoir Wholefoods, Sweet Thursday Pizzeria and Batch Baby café, as well as two Tesco supermarkets which are all only moments away from the property. Northern Line and Victoria line trains are accessible from Old Street and Highbury and Islington Stations. The property is also close to the greenery of the recently regenerated Shoreditch Park with brand new Britannia Leisure Centre."

Tenure: Freehold

Local Authority: London Borough Of Hackney (Council Tax)

Council Tax Band F

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

DOWNHAM ROAD, N1



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 593 SQ FT / 55.1 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 431 SQ FT / 40.0 SQ M (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 444 SQ FT / 41.3 SQ M
 REDUCED HEADROOM = 17 SQ FT / 1.6 SQ M
 TOTAL = 1485 SQ FT / 138.0 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. (ID1104815)

