



Northchurch Road

Islington, N1

Guide Price £2,750,000

Nestled on one of the most desirable streets in the heart of De Beauvoir, this magnificent five-storey Freehold property offers an exceptional living space spanning approximately 3,000 square feet.



Northchurch Road

Islington, N1

- Freehold house
- Two maisonettes
- 50' garden
- Period features
- Ability to extend subject to planning permission



Nestled on one of the most desirable streets in the heart of De Beauvoir, this magnificent five-storey Freehold property offers an exceptional living space spanning approximately 3,000 square feet. Currently divided into two maisonettes, this residence provides a unique opportunity for both investment or a bespoke family home, with enormous potential to remodel and extend, subject to planning permission. The property is split across two main units. The lower ground floor maisonette is a charming one/two-bedroom apartment with direct access from French doors to the expansive 50-foot rear garden. The upper maisonette comprises a versatile four/five-bedroom maisonette, offering a wealth of space and light. The bright, open living areas are ideal for both family living and entertaining, while the uppermost floors provide the option of additional bedrooms, a home office, or any other number of configurations to suit your lifestyle. The house is rich in period charm, with original features that include elegant cornicing, original flooring, ceiling roses, shutters, and beautiful fireplaces. These characterful elements add a sense of timeless style and warmth to the property, perfectly blending the old with the new. A particularly rare and valuable feature of this property is the expansive 50-foot rear garden, offering a private outdoor retreat in the heart of Islington. This sizeable space is ideal for gardening enthusiasts, outdoor dining, or simply enjoying the peace and quiet. This property is ideal for those looking to create their dream home, with the possibility of extending (subject to the usual planning permissions) and remodel. Located 0.3 miles from Essex Road (Thames Link) and 0.8 miles from Highbury & Islington Station (Victoria Line, Overground and National Rail).

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	56	
(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

NORTHCHURCH ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 899 SQ FT / 83.5 SQ M
 (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 786 SQ FT / 73.1 SQ M
 FIRST FLOOR = 652 SQ FT / 60.6 SQ M
 SECOND FLOOR = 472 SQ FT / 43.8 SQ M
 MEZZANINE = 87 SQ FT / 8.1 SQ M
 (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM = 97 SQ FT / 9.0 SQ M
 TOTAL = 2993 SQ FT / 278.1 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. (ID1164289)