



# Lawford Road

De Beauvoir, N1

Asking Price £1,750,000

This charming three-bedroom, two-bathroom, three-storey house is situated on the sought-after Lawford Road in the vibrant De Beauvoir. Offering a wonderful balance of period features and modern comforts, this property is an ideal family home or a stylish urban retreat.

**CHESTERTONS**





# Lawford Road

## De Beauvoir, N1

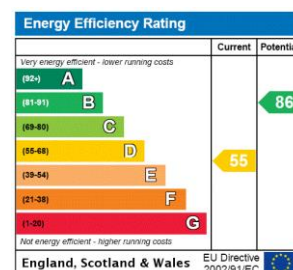
- Freehold house
- Three bedrooms
- Two bathrooms
- West facing garden
- De Beauvoir





The raised ground floor entrance welcomes you into a spacious double reception room, perfect for entertaining or relaxing, with impressive period details including high ceilings (2.8 metres) and original features, sash windows, shutters, ceiling rose and fireplace that add character and charm. A convenient shower room is located on the half landing, ideal for guests or daily use. On the top floor, you'll find two generously-sized double bedrooms, each offering plenty of natural light. The bathroom is positioned on the half landing, offering a private and functional space. The lower ground floor offers an open-plan kitchen and conservatory, creating a light-filled space that seamlessly connects to the 35' west-facing rear garden, perfect for al fresco dining and relaxation. To the front of the house, there's a separate bedroom that could also serve as a home office or guest room. The property is further enhanced by a beautifully maintained front garden, filled with flowers and greenery, adding to the curb appeal and charm of the home. Lawford Road is ideally positioned to take full advantage of the amenities and transport links that make this location so desirable. The bustling area of De Beauvoir offers a variety of cafes, restaurants, and local shops, with many independent boutiques and green spaces nearby, including the popular De Beauvoir Square. For transport, the property is excellently served by local bus routes, and for those needing to commute, the nearest station is Haggerston Overground Station, located nearby, offering direct access to central London and the wider network. Dalston Junction and Highbury & Islington stations are also within easy reach, providing quick access to the City, Canary Wharf, and beyond. The area is well-connected by bike routes, and numerous walking paths make it easy to explore the local area. Whether you're looking to enjoy the local community, explore nearby parks, or have easy access to transport links for your commute, this property offers the best of both worlds.

**Tenure:** Freehold  
**Local Authority:** Hackney  
**Council Tax Band:** G



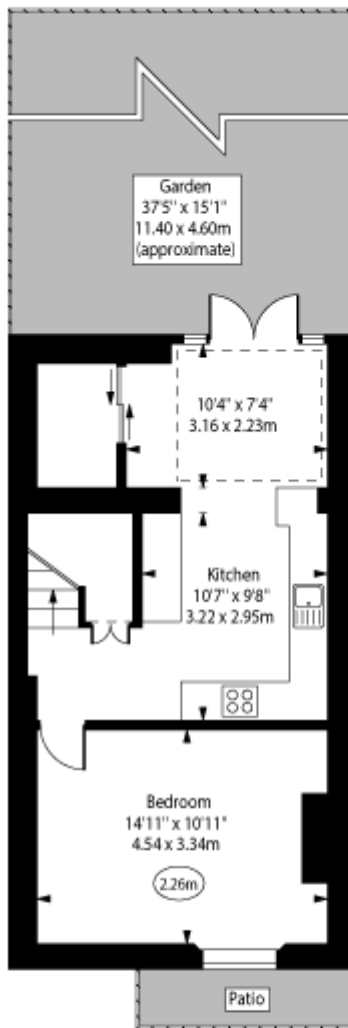
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327-329 Upper Street  
Islington  
London  
N1 2XQ  
islington@chestertons.co.uk  
020 7359 9777  
chestertons.co.uk

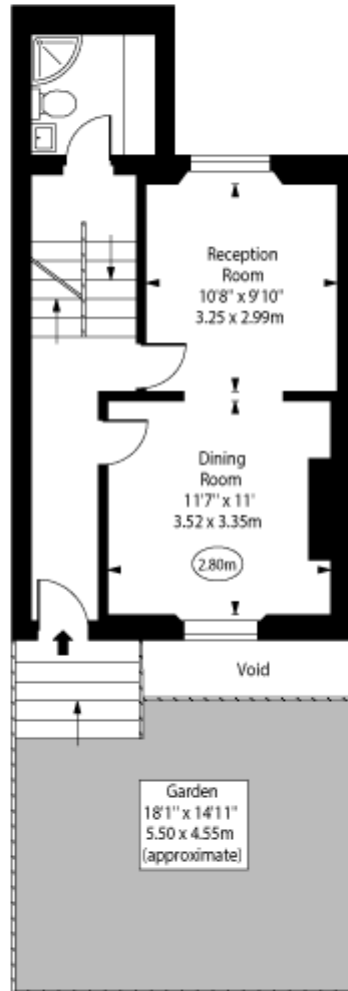
Lawford Road,  
De Beauvoir, N1



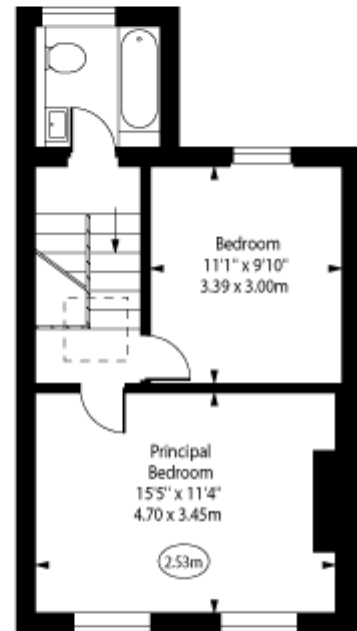
○ - Ceiling Height



Lower Ground Floor



Ground Floor



First Floor

Approx Gross Internal Area 1266 Sq Ft - 117.61 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
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