



Ufton Grove

De Beauvoir, N1

Asking Price £2,500,000

Positioned on the peaceful, tree-lined Ufton Grove in the sought-after De Beauvoir enclave, this beautifully presented four-bedroom end-of-terrace Victorian house offers a perfect blend of period charm and contemporary living.

CHESTERTONS



Ufton Grove

De Beauvoir, N1

- End-of-terrace Victorian home
- Four bedrooms
- Two bathrooms
- Well maintained rear garden
- A wealth of character
- Immaculately presented throughout
- Located in De Beauvoir



Set behind a pretty front garden, the home is entered on the raised ground floor where a bright study/cloakroom enjoys garden views. A spacious front reception room showcases classic period features, including high ceilings and sash windows, while a flexible bedroom/study at the rear overlooks the tranquil rear garden. A full family bathroom is conveniently located on the half landing. The first floor hosts the elegant principal bedroom with bespoke built-in storage and ornate detailing, alongside a generous second bedroom also featuring fitted storage and a built-in desk. A mezzanine level above includes a guest cloakroom. The lower ground floor offers an ideal private space for guests or a nanny, with a fourth bedroom accessible via a separate entrance and accompanied by a modern shower room. The remainder of this level is devoted to relaxed family living and entertaining, with a sitting area leading into a bespoke kitchen and dining space. Designed for both function and flair, the kitchen boasts two dishwashers, two under-counter wine fridges, three ovens, a hot tap, a central island, and generous dining space—all opening onto a beautifully landscaped 37' x 20' rear garden via expansive sliding glass doors. A separate pantry/utility room with ample storage and a heated towel rail completes this floor. Ufton Grove is a quiet no-through road in one of Hackney's most desirable residential pockets. De Beauvoir is renowned for its charming period architecture, close-knit community feel, and tree-lined streets. The area is home to a selection of independent cafés, delis, and pubs, including the much-loved De Beauvoir Deli. Green spaces such as Rosemary Gardens and Shoreditch Park are nearby, with Regents Canal offering a scenic route for walking or cycling toward Islington, Victoria Park, or London Fields. Excellent transport links include Haggerston and Dalston Junction Overground stations (both within close proximity), providing swift access to Shoreditch, the City, and Canary Wharf. Numerous bus routes along Kingsland Road and Southgate Road offer additional connections, while nearby Essex Road Station and Highbury & Islington (Victoria Line) enhance connectivity further. This exceptional home offers the rare opportunity to enjoy a peaceful, village-like setting just moments from the vibrant energy of East and North London.

Tenure: Freehold

Local Authority: London Borough of Hackney

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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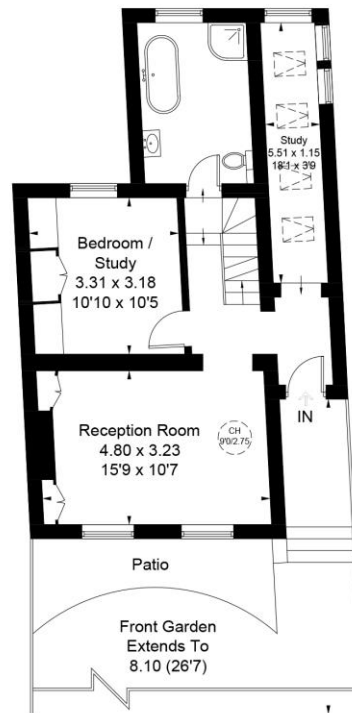
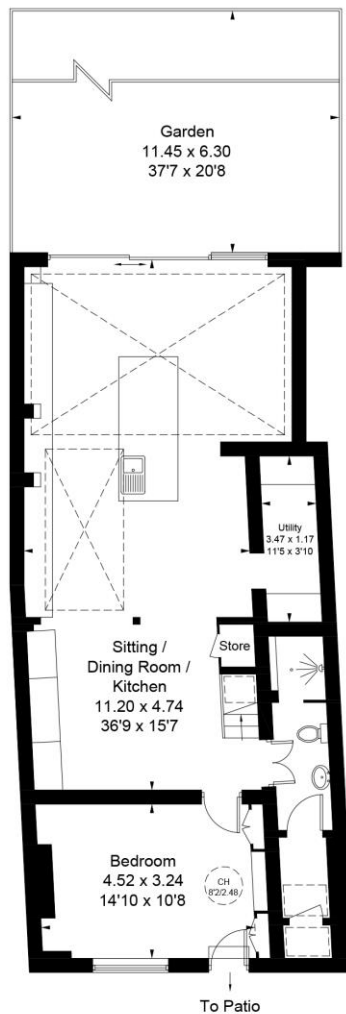
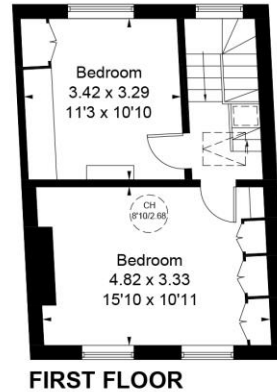
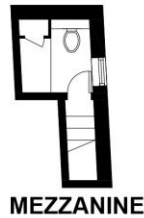
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APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 940 SQ FT / 87.3 SQ M
 (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 569 SQ FT / 52.9 SQ M
 FIRST FLOOR = 358 SQ FT / 33.3 SQ M
 (EXCLUDING REDUCED HEADROOM)
 MEZZANINE = 37 SQ FT / 3.4 SQ M
 REDUCED HEADROOM = 27 SQ FT / 2.5 SQ M
 TOTAL = 1931 SQ FT / 179.4 SQ M



CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0"



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. (ID1229185)

