



Northchurch Road

De Beauvoir, N1

Offers in excess of £3,000,000

A light filled Grade II listed Freehold built early-mid 19th century, with granted planning permission to drastically increase the internal space and improve the layout to create a phenomenal family home, set on De Beauvoir's premier street.

Accommodation is bright and well balanced, comprising; a grand entrance hallway on the raised ground floor, opening into a sunny hallway, which leads to the dual reception space which occupies the raised level, courtesy of the large sash windows and dual aspect, complete with ornate coving and ceiling rose(s).



Northchurch Road

De Beauvoir, N1

- Grade II listed
- Ornate period details throughout
- Granted planning permission (application no. 2022/2457 to create space that rarely exists on the street
- Vast, landscaped garden
- Semi detached
- Set on De Beauvoir's premier street
- Moments from the sought after amenities of Southgate Road



It should be noted the study space is housed at the rear of this level, with a large opening to the hallway which bathes the space in sunlight. There is a double bedroom set at the front of the lower level, complete with a "Jack and Jill" bathroom and superb fitted wardrobes. The kitchen/dining space is set at the rear, with bi-folding doors opening to the large, manicured rear garden that must be viewed to be appreciated. There is also a utility space accessed via the dining area. It should be noted there is granted planning permission, application no. 2022/2457, to totally remodel the lower floor and the rear of the raised ground floor, and create an expanse of additional space, whilst improving the layout in a way that is generally difficult to achieve within houses on the street, which will make this a standout, trophy home. There are two double bedrooms, a study space and family bathroom suite on the first floor. Northchurch Road is situated in the heart of De Beauvoir and conveniently located for access to the trains at Haggerston, Dalston Kingsland and Dalston Junction, which form part of the London Overground network, whilst a plethora of shops, pubs and restaurants are only moments away, including the De Beauvoir Arms, The Talbot, The Scolt Head and the very recent addition which has quickly gained a cult following, Hector's wine bar - not forgetting 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 Old Street & Angel Islington and Victoria Line trains of Highbury & Islington

Tenure: Freehold

Local Authority: London Borough Of Hackney (Council Tax)

Council Tax Band G

Chestertons Islington Sales

327-329 Upper Street

Islington

London

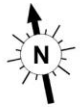
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

NORTHCHURCH ROAD, N1



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 821 SQ FT / 76.3 SQ M
 (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 495 SQ FT / 46.0 SQ M
 FIRST FLOOR = 493 SQ FT / 45.8 SQ M
 REDUCED HEADROOM = 25 SQ FT / 2.3 SQ M
 STORAGES = 113 SQ FT / 10.5 SQ M
 TOTAL = 1947 SQ FT / 180.9 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. (ID1092253)

