

hotblack desiato

ESTATE AGENTS

HYDE'S PLACE, N1 2XE

£3,950,000



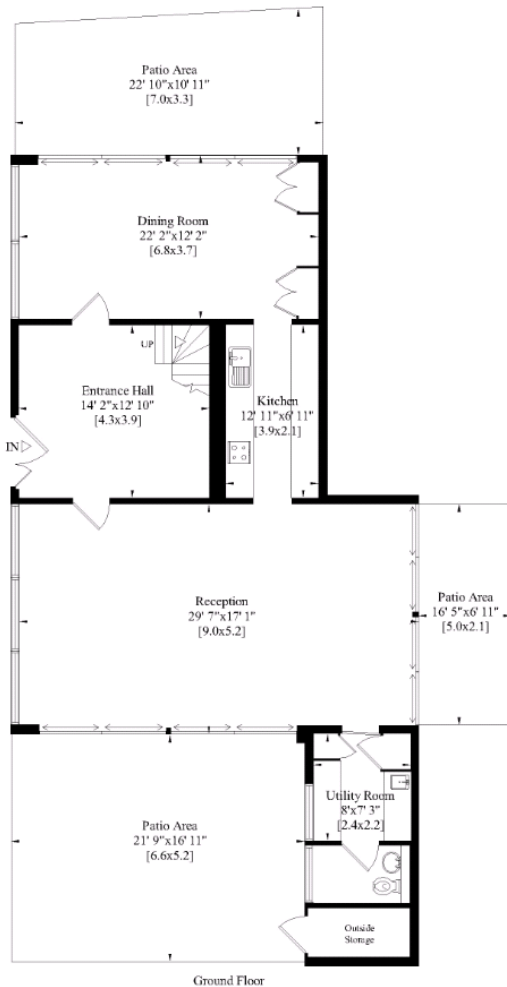
A rare opportunity to acquire a unique modern detached house in the heart of Islington. Designed by Harper Mackay and built in 1998 to a very high standard, this spectacular residence has been thoughtfully designed for family living in an uncluttered and special space. The house sits on a private road, with access controlled by bollards and monitored by CCTV. Currently laid out as five bedrooms, two bathrooms and two large living rooms. Planning consent has been achieved for an additional two bedrooms, one bathroom and a further large living area. Although recently lapsed, we expect this to be straightforward to re-validate. This will be achieved by glazing the east facing courtyard and adding a further floor to the property as shown by the CGI images. Plans available on request.

- FIVE BEDROOMS (potential for 7)
- TWO BATHROOMS (potential for 3)
- TWO SPACIOUS RECEPTION ROOMS
- UTILITY ROOM/GUEST WC
- TWO COURTYARD GARDENS
- PRIVATE ROAD WITH PARKING
- FANTASTIC LOCATION
- FREEHOLD
- Council Tax: Currently £2,160.26 (Band G)
- Approx. 3250 sq ft (currently 2,244 sq ft)
- Rental Estimate: TBC

Computer generated image of additional floor

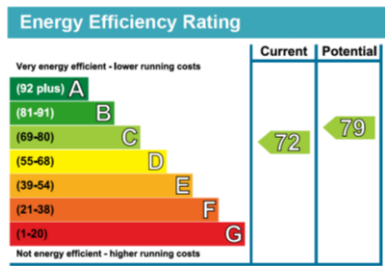
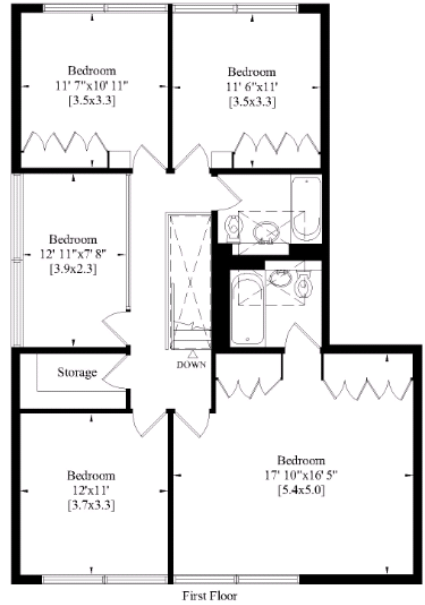


Computer generated image illustrating additional floor



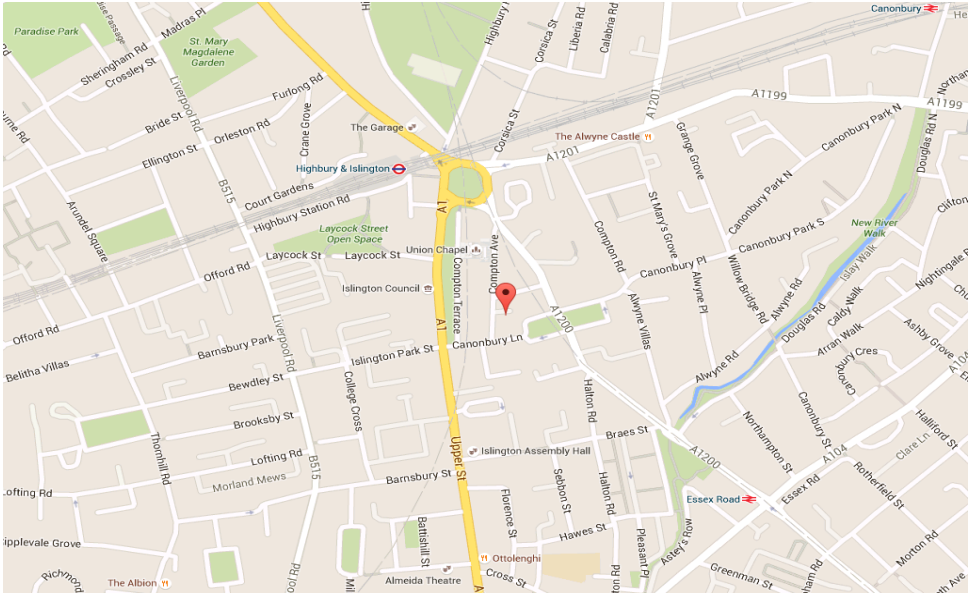
Hyde's Place N1
Gross Internal Area:
208 Sq. metres
2244 Sq. feet
[Includes Outside Storage
Of 3 Sq.m - 34Sq.ft.]

While every attempt has been made to ensure the accuracy of this floor plan, measurements within, and/or on, the floor plan are approximate. For identification purposes only. (Not to scale)



INSIDER'S GUIDE - a perspective from the present owner

We find the uncluttered life this house imparts very relaxing. We are as messy as any family but the house is designed to be easy to live in, peaceful & quiet, very light. We came from a five story Georgian house and whilst we enjoyed the period features, life with all those stairs wore us down and we all had thighs like an Olympic speed-skater. The Private Driveway is a godsend. Immune from parking woes, we can entertain easily. It also has allowed security cameras and bollards to prevent access. Its an open light and airy house, but we can turn this into a quiet private secluded home in seconds with blinds and none of our courtyards are overlooked. We are however still close to the bright lights of Islington but immune from them and traffic noise when we wish. Finally – we have The Compton Arms on the corner. It's a very pleasant but finy pub and the landlord and locals watch over the whole area. It's a strong community here and it will be hard to leave it but we don't need five bedrooms anymore and someone else should enjoy the house.



TRANSPORT LINKS

Highbury and Islington Station (Overground and Victoria lines) is a 5 minute walk away.

Essex Road Station (Overground line) is an 11 minute walk away.

Angel Station (Northern line) is a 17 minute walk away.

Numerous bus routes run nearby, giving easy access to the City and West End.

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