

Devonia Road, Islington NI





**An exquisite four
bedroom family house
with a garden.**





Description

A truly remarkable newly renovated early-Victorian family home which has been dramatically re-designed by renowned architects Lipton Plant, striking a balance between cutting edge contemporary design and original period architecture creating one of Islington's finest homes.

Of particular note is the dramatic glazed atrium to the rear of the house with near six metre high ceilings and full height electronically operated sliding doors opening on to the garden, adding volume to the spaces and flooding the house with natural light.

There is generous entertaining and reception space including a fabulous galleried reception room, a large Modulnova kitchen with Miele appliances, Lapitec sintered stone worktops and a poured resin floor.

There is a stunning open tread floating staircase which rises up through the house leading to four generous double bedrooms, including a principal suite on the first floor with fitted wardrobes and an adjoining en-suite shower room featuring Italian sanitary ware, Keuco accessories and an oversize walk-in shower. There are two further bedrooms on the second floor sharing a family bathroom and a large guest suite at the top of the house with wonderful views towards the City to the south.

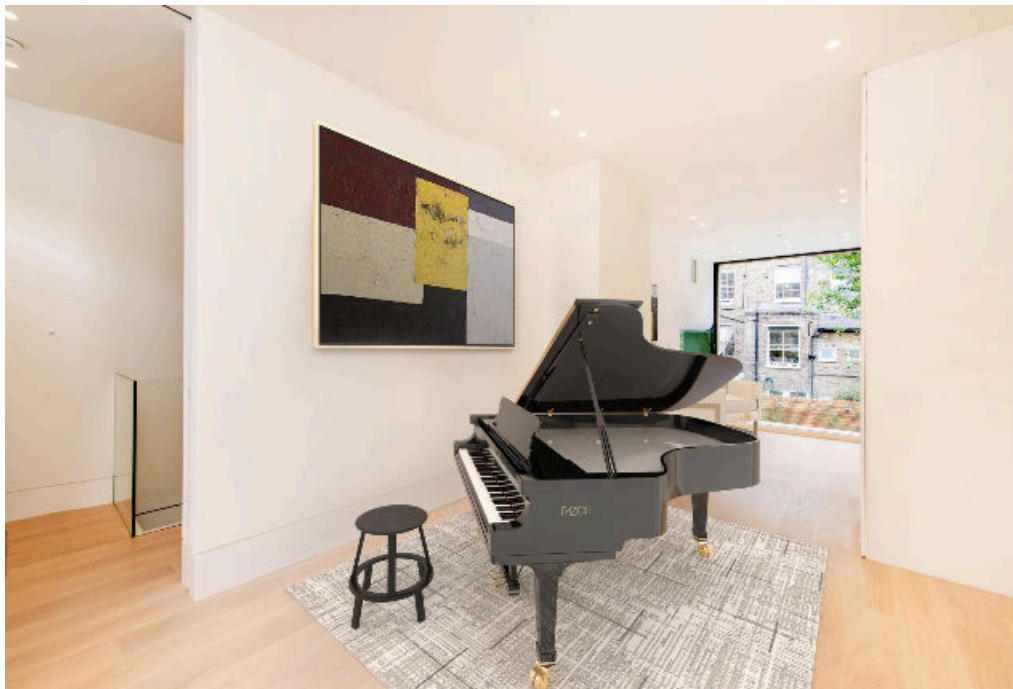
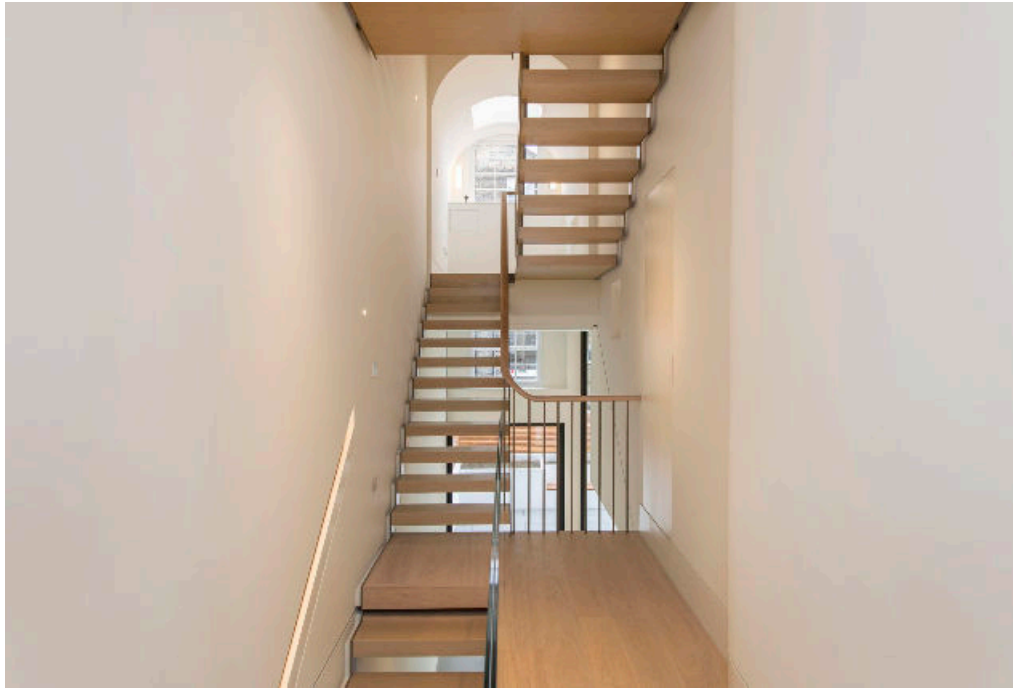
The property features a Loxone app and switch controlled smart home automation system, electrically operated Silent Gliss blinds on all windows and professional grade Ubiquiti mesh network WiFi throughout. There is also a separate utility room and downstairs cloakroom cleverly integrated in to the under-pavement vaults.

To the rear is a south-east facing paved garden with built-in seating, integrated storage and LED lighting.



Location

Devonia Road runs between Gerrard Road and St Peter's Street in the heart of the St Peter's Conservation Area. The nearest Underground station can be found at Angel (Northern line - 0.4 miles). Islington's Upper Street with its numerous shops, bars and restaurants is only a very short distance away. The property is also well located for numerous bus routes to the City, to the West End and to King's Cross with its high speed rail services to Europe. Please note all distances are approximate.



Devonia Road, N1



Approximate Gross Internal Floor Area
226 sq m/2,431 sq ft
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [February 2021]. Photographs and videos dated [February 2021].

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