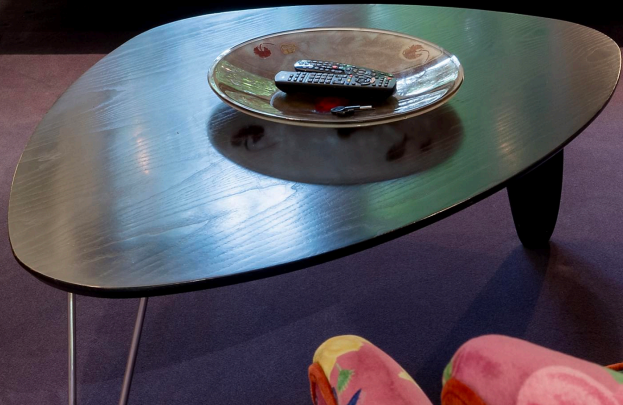




De Beauvoir Square, Islington, London **NI**





De Beauvoir Square, Islington **NI**

A beautifully presented 2/3 double bedroom, Grade II listed, semi-detached house which has been improved and thoughtfully enhanced in recent years, to combine period charm with a contemporary feel.

The property is found beyond a deep front garden with decorative shrubs and trees providing privacy. The characterful home occupies a lovely position, overlooking the gardens of the highly regarded De Beauvoir Square and contains many strong features that include period detail, original shutters, high ceilings, sash windows, fireplaces, a useful 'Gingerbread House' at the foot of the garden, versatile accommodation, and a wonderful South Easterly facing garden.



Guide price: £2,750,000

Tenure: Available freehold

Local authority: London Borough of Hackney

Council tax band: G





The impressively presented accommodation is arranged over four floors; the raised ground floor features a front-to-back vista of the gardens of the square itself and those of this house; the open plan kitchen is found to the front of the house whilst the dining area is found to the rear section.

The principal bedroom and en suite are located on the first floor, the top floor incorporates a further double bedroom and a bathroom.

The lower ground floor offers additional entertaining space and a separate office (which could be used as an occasional third bedroom if required) which has access to the garden, there are two very good store areas, and a guest WC completes the accommodation.

There is a wonderful mature South Easterly facing rear garden with access to the side of the house, a useful addition is the 'Gingerbread House' with power and light, is situated at the end of the garden and would make an ideal studio or home office.

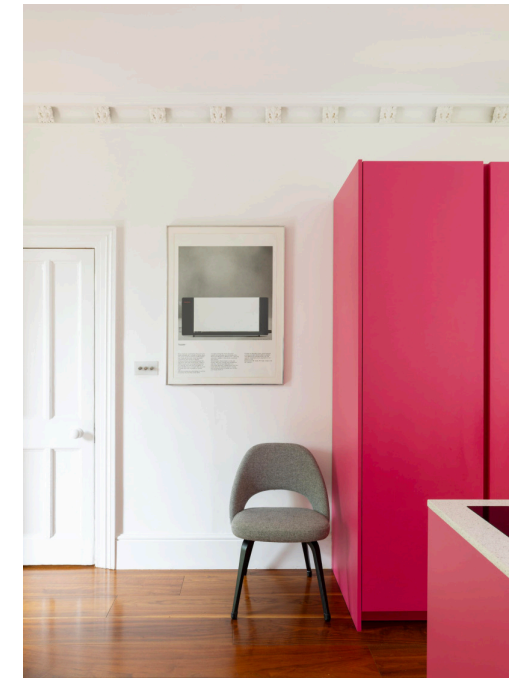




Location

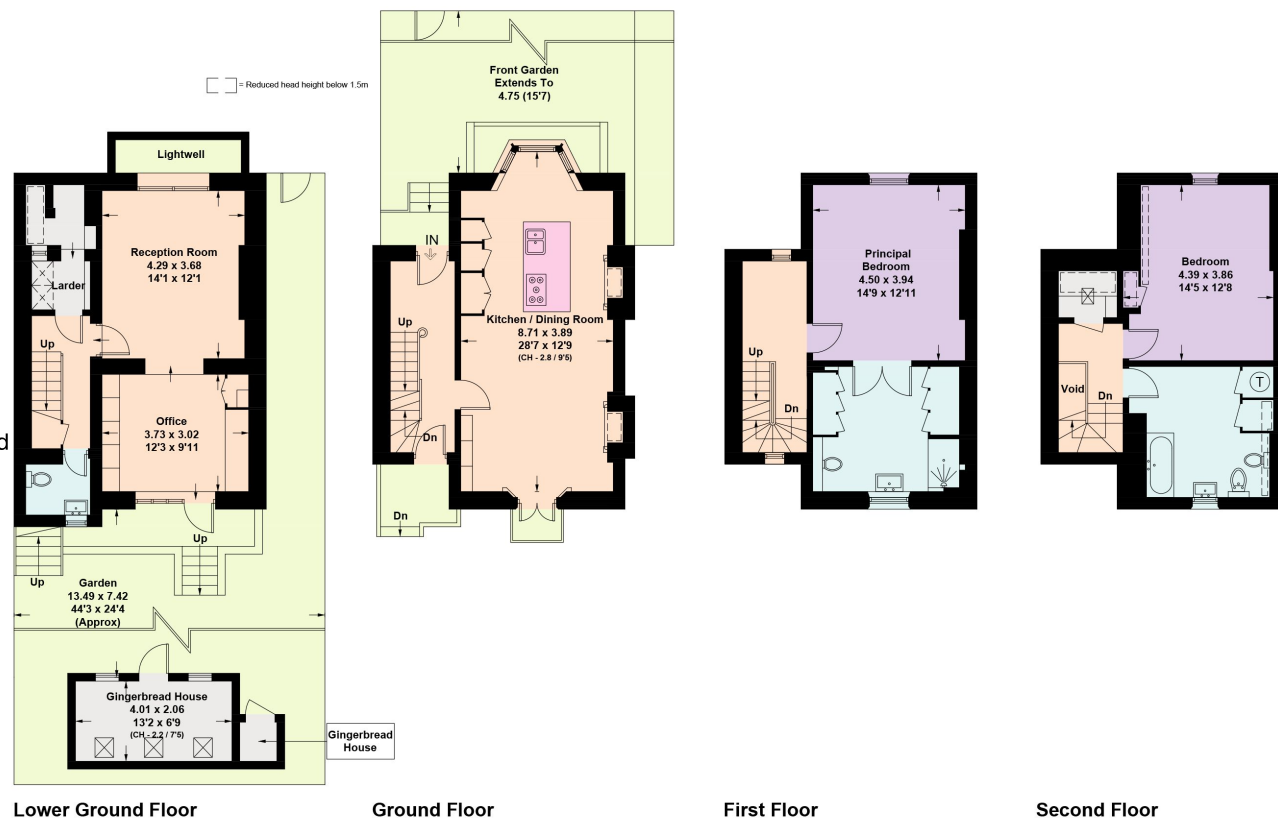
De Beauvoir Square is a classically laid out garden square and is protected under the London Squares Preservation Act of 1931. The square consists of beautiful rose beds and lawn areas as well as a children's play area and hosts several small neighbourhood events.

The transport network is extremely good, with the closest stations being Haggerston, Dalston/ Kingsland and Dalston Junction, which form part of the London Overground network providing swift access to Underground stations at Highbury and Islington and Whitechapel which is on the Elizabeth Line. There are a number of bus routes, and a host of shops, bars and restaurants can be found in De Beauvoir less than five minutes away.



De Beauvoir Square, N1

Approximate Floor Area = 169.7 sq m / 1826 sq ft
 (Including Void / Outbuilding & Excluding Small Ginger Bread House)
 Including Limited Use Area (4.4 sq m / 47 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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