



DEVONIAN ROAD

London N1



A REIMAGINED HOME ON DEVONIA ROAD N1

This exceptional home on Devonia Road, N1, is a turn-key residence that seamlessly blends modern luxury with timeless elegance.



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EPC

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Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide price: £4,250,000



DEVONIA ROAD LONDON N1

Arranged over five levels and extending to approximately 2,385 sq ft, the property has been meticulously designed with no detail overlooked, creating a living environment that is both refined and welcoming.

On the lower ground floor, a spectacular open-plan kitchen, dining, and living area forms the heart of the home. Designed with imported bespoke materials, the space features Gaggenau appliances, a striking marble worktop, and a double-height void above the dining area, which floods the room with natural light and maximises the sense of space. The floor opens directly onto a private garden, perfect for entertaining. A utility room and plant room are thoughtfully tucked away to maintain clean lines and practicality.









The ground floor offers a generous reception room with a bar, ideal for more formal gatherings, alongside a grand entrance hall that sets the tone for the rest of the home. Traditional features are elegantly preserved here, balanced by modern finishes.

Upstairs, the first floor is dedicated to a luxurious principal bedroom suite, complete with a study and a beautifully appointed bathroom.

The second floor provides two further spacious bedrooms and a stylish shower room, all designed with comfort and sophistication in mind. The top floor offers a versatile TV/sitting room, opening onto two private terraces that provide a rare retreat with open views.







Designed and project managed by architects Andrew Phillips and interior design by Melissa Johnston, every part of this house has been meticulously designed, crafted and fitted to meet the clients highest expectations.

Throughout the house whether the cabinetry by Rizzol830, marble and stone by Morseletto, carpets and fabrics by Govindia Hemphill or lighting by Viabizzuno this house blends to create a unique and timeless home and experience that excludes comfort and warmth whilst surrounding you in layers architectural and craft refinement. A full list of the craft, design and build elements are available on request.





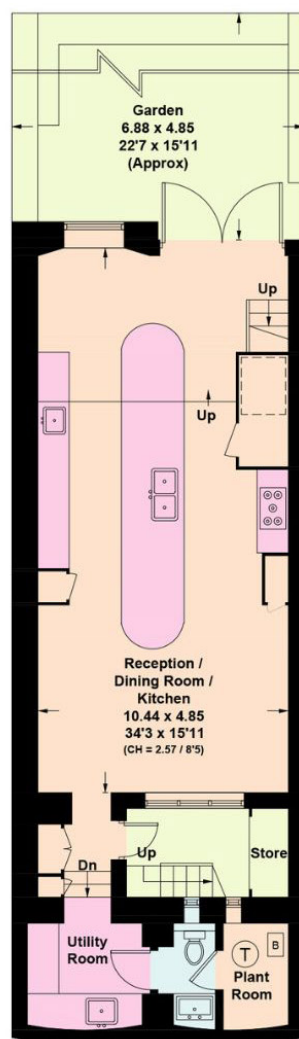
LOCATION

Devonia Road affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, with the transport hub that is Kings Cross/ St Pancras International just one stop on the Underground, providing superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal. The 'Square Mile' of the City is within close proximity.

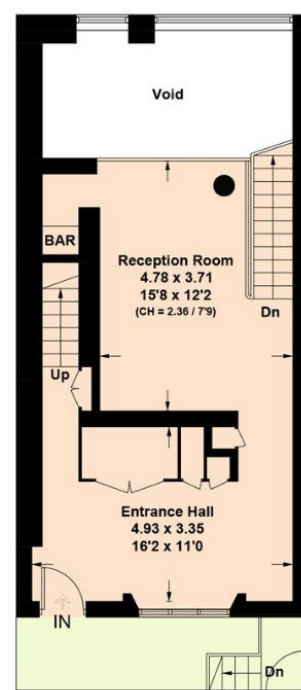




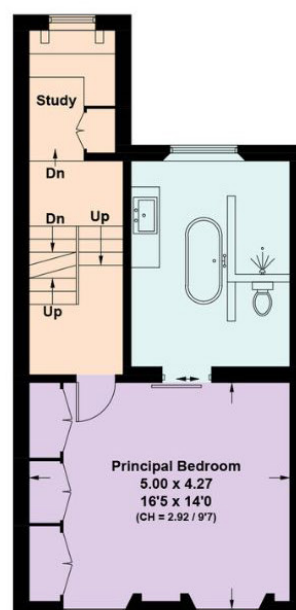




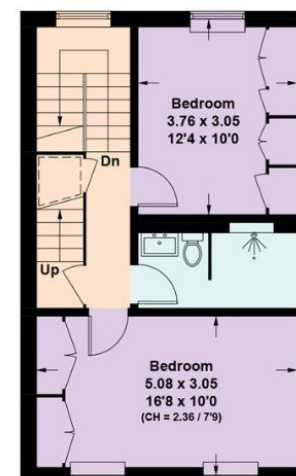
Lower Ground Floor



Ground Floor

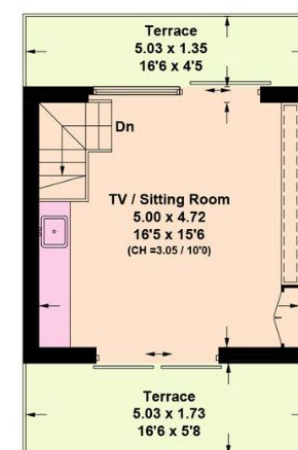


First Floor



Second Floor

□ = Reduced head height below 1.5m



Third Floor

(Excluding Void / Store)

Approximate Gross Internal Area = 221.6 sq m / 2385 sq ft

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. (ID767266)



We would be delighted
to tell you more.

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