



## ECCLESBOURNE ROAD




De Beauvoir NI





## AN INCREDIBLE APARTMENT IN THE HEART OF DE BEAUVOIR, N1

Set within a beautifully converted Victorian school, this exceptional three-bedroom apartment effortlessly combines striking period features with contemporary living.

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Local Authority: London Borough of Islington

Council Tax band: F

Tenure: Leasehold, approximately 108 years remaining

Ground rent: £350 per annum, reviewed every 25 years, next review due 2034

Service charge: £1711.22 per annum, reviewed annually, next review due 2026

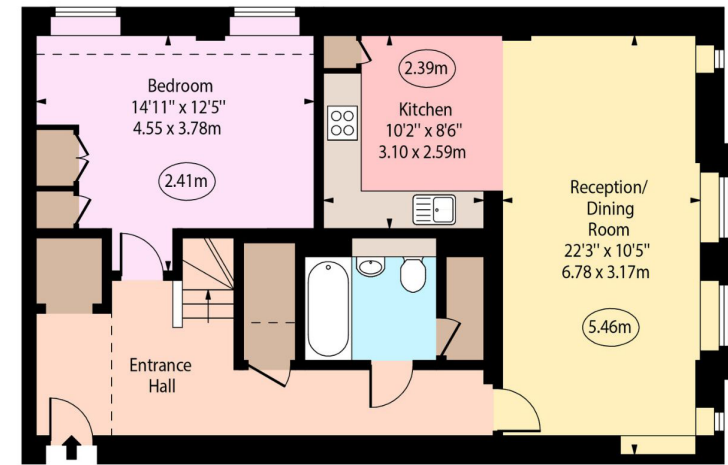
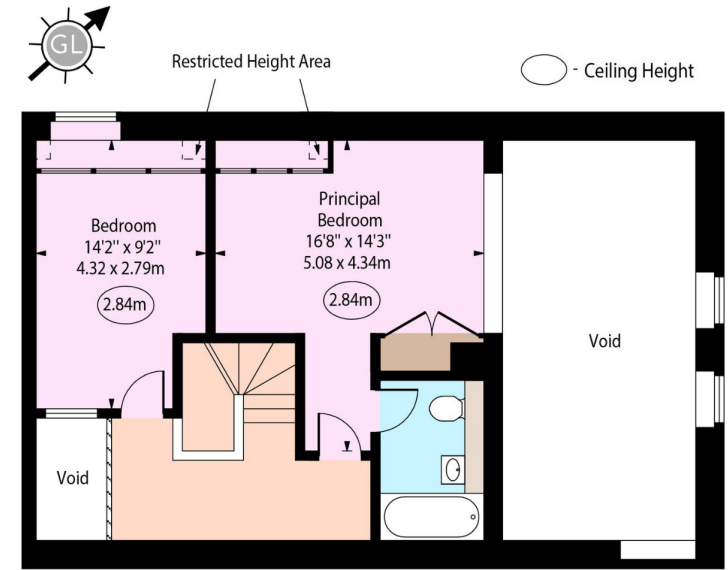
**Guide price: £950,000**



The heart of the home is a magnificent semi-open plan kitchen, living, and dining room. Boasting soaring ceilings and enormous sash windows, this impressive space is flooded with natural light and ideal for both everyday living and entertaining. The kitchen is thoughtfully designed, offering ample storage and generous surface space, perfectly suited for modern lifestyles.

Upstairs, the open mezzanine-level principal bedroom benefits from an en-suite bathroom and enjoys striking views over the reception area below. Two further double bedrooms offer excellent natural light and built-in storage, and are served by a well-appointed family bathroom.

With its grand proportions, beautiful original features, and versatile layout, this unique property is a rare opportunity to own a piece of architectural history reimagined for contemporary living.



Excluding Voids

Approximate Gross Internal Area = 113.80 sq m / 1225 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. (1D767266)



We would be delighted  
to tell you more.

**Megan Squire**  
+44 20 3657 7352  
[megan.squire@knightfrank.com](mailto:megan.squire@knightfrank.com)

**Knight Frank Islington**  
321-322 Upper Street  
London N1 2XQ

[knightfrank.co.uk](https://knightfrank.co.uk)

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