



Downham Road

Islington, N1

Guide Price £1,300,000

A rare opportunity to acquire a substantial early Victorian freehold house extending to over 2,300 sq ft, situated in the heart of De Beauvoir within the highly sought-after East Canonbury Conservation Area. Requiring complete renovation throughout, this impressive period property presents an exceptional chance to create a remarkable family home tailored to individual requirements.

Please note, this property will be sold via Allsop Auctions on 25th June.

Chestertons will conduct viewings during the following times:

Friday 12th – 3:30pm – 4pm,

Tuesday 16th – 12pm – 12:30pm,

Thursday 18th – 1pm-1:30pm,

Tuesday 23rd – 12pm-12:30pm

Please contact Chestertons to book your viewing slot.

CHESTERTONS



Downham Road

Islington, N1

- Victorian Freehold House
- 2,300+ Square Feet
- Five Storey
- Requiring Complete Refurbishment



Arranged across five storeys and accessed via either the raised ground or lower ground floor, the house has been extended to both the rear and into the loft, providing generous and versatile accommodation. A number of original period features remain intact, including decorative corning, sash windows and fireplaces, offering the perfect foundation for a sympathetic restoration that combines contemporary living with Victorian character. Downham Road occupies a prime position within De Beauvoir, one of North London's most desirable residential neighbourhoods. Renowned for its tree-lined streets, elegant period architecture and strong sense of community, De Beauvoir offers an appealing village atmosphere whilst remaining within easy reach of the City and central London. The area is home to an excellent selection of independent cafés, restaurants, gastropubs and local shops centred around De Beauvoir Road and nearby Southgate Road, while the vibrant amenities of Dalston, Islington and Shoreditch are all close by. Open green spaces include De Beauvoir Square, Shoreditch Park and the Regent's Canal towpath, providing attractive routes for walking and cycling. Haggerston Overground Station is approximately 0.4 miles away, providing direct services to Highbury & Islington, Whitechapel and Canada Water. Dalston Junction is approximately 0.7 miles away, while Essex Road Station is around 0.8 miles away. Numerous bus routes operate along Kingsland Road and Southgate Road, offering convenient access to the City, West End and beyond. Offered with no onward chain, this is an increasingly rare opportunity to restore and enhance a significant Victorian house in one of North London's most established and characterful conservation areas.

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Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	6 G	

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DOWNHAM ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 640 SQ FT / 59.5 SQ M
 RAISED GROUND FLOOR = 580 SQ FT / 53.9 SQ M
 FIRST FLOOR = 458 SQ FT / 42.5 SQ M
 SECOND FLOOR = 458 SQ FT / 42.5 SQ M
 THIRD FLOOR = 229 SQ FT / 21.3 SQ M
 REDUCED HEADROOM / VAULT = 34 SQ FT / 3.2 SQ M
 TOTAL = 2399 SQ FT / 222.9 SQ M



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. (ID1307154)