



PARK PLACE
LONDON, N1

GRANT J BATES
— PROPERTY —



GJB

Award-winning architecture, exceptional entertaining space and an extraordinary roof terrace overlooking Rosemary Gardens

Park Place, London, N1

Freehold

- Approx. 1,745 Sq Ft
- Award-Winning Architecture
- Four Bedrooms
- Three Bathrooms
- Double-Height Reception
- South-Facing Terrace
- Views Across Rosemary Gardens
- Secure Gated Parking
- Private Balcony
- Designed by Tasou Associates

Description

Hidden behind the secure gates of Park Place lies one of De Beauvoir's most compelling contemporary homes. Designed by the award-winning architects Tasou Associates, this striking mews house extends to approximately 1,745 sq ft across four beautifully arranged floors, where bold architecture, generous proportions and exceptional outdoor space combine to create a home unlike anything else in the neighbourhood.

More than two decades after its completion, the design feels as relevant today as ever. Conceived around natural light, dramatic volume and flexible living, the house offers an effortless balance between striking architecture and everyday practicality. The accommodation has been thoughtfully arranged to adapt with modern life, offering three generous bedrooms, a versatile study that can easily serve as a fourth bedroom, and three beautifully appointed bathrooms.

Jonny Pirouzi

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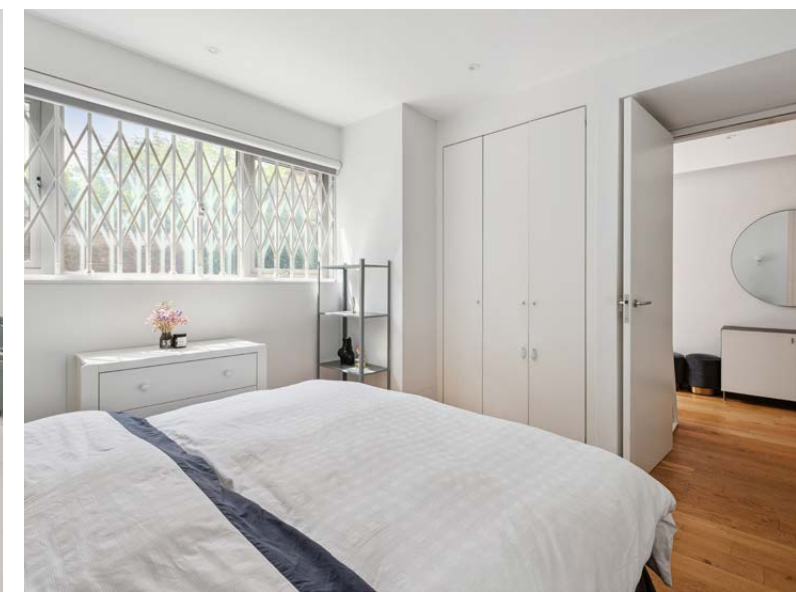
The ground floor provides two spacious bedrooms, two contemporary bathrooms and access to a private courtyard, creating a peaceful separation between the sleeping accommodation and the entertaining spaces above.

Ascending to the first floor, the atmosphere becomes altogether more social. The spacious kitchen and dining room is finished with sleek handleless cabinetry, black granite worktops and integrated SMEG appliances, while a striking picture window overlooks the courtyard below, filling the space with natural light throughout the day. Original oak flooring introduces warmth to the clean architectural lines, while the adjoining study opens onto its own private balcony, providing the ideal setting for home working or a quiet morning coffee. The property has also benefited from a substantial roof extension completed in 2020, further enhancing both the accommodation and the lifestyle on offer.

Above, the house reveals its most dramatic internal space. Occupying the entire second floor, the reception room is defined by an impressive double-height void that creates an extraordinary sense of scale and openness. Generous glazing allows daylight to flow effortlessly through the house, producing an atmosphere that feels calm, uplifting and perfectly suited to both relaxed family living and larger-scale entertaining.







The experience reaches its natural conclusion on the upper floor, where an exceptional south-facing roof terrace enjoys uninterrupted views across the mature trees of Rosemary Gardens towards the London skyline beyond. Large enough for summer entertaining yet equally enjoyable as a peaceful retreat above the city, it becomes an outdoor extension of the living space for much of the year. Whether hosting friends on warm evenings, enjoying a morning coffee in the sunshine or watching New Year's Eve fireworks illuminate the skyline, it is a setting that is remarkably difficult to replicate in central London. The current owners also speak fondly of De Beauvoir's unique village atmosphere, where independent cafés, neighbourhood restaurants and a genuine sense of community exist just moments from Islington, Shoreditch and the City, while the house itself remains wonderfully quiet.

Secure gated parking, an allocated parking space and an exceptionally versatile layout complete a home that functions as effortlessly as it impresses. Positioned opposite Rosemary Gardens and moments from Regent's Canal, this is contemporary London living at its most considered—an architect-designed home that successfully balances exceptional design, remarkable entertaining space and everyday practicality.

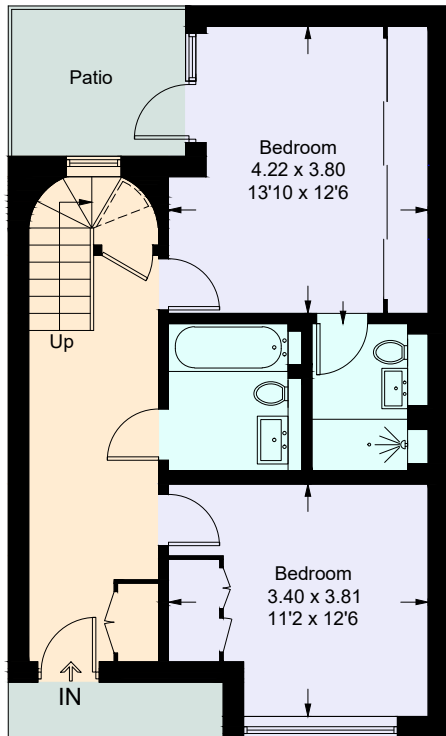
Additional Information

Local Authority: Islington
Council Tax Band: G
EPC Rating: C

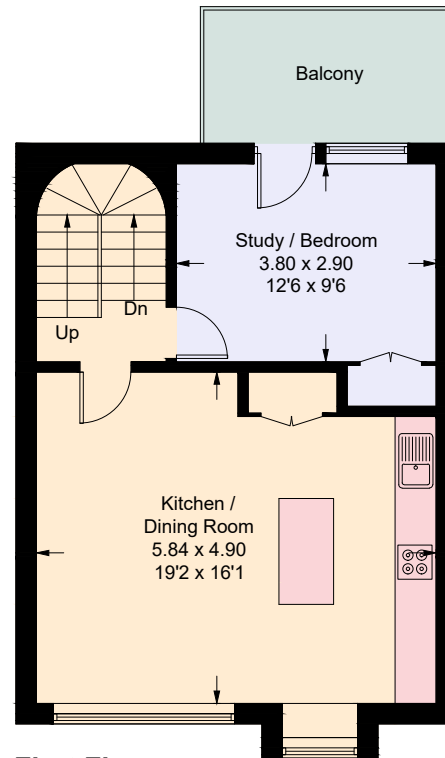


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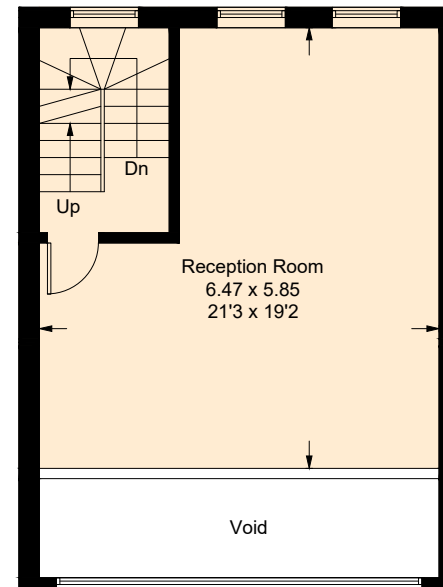




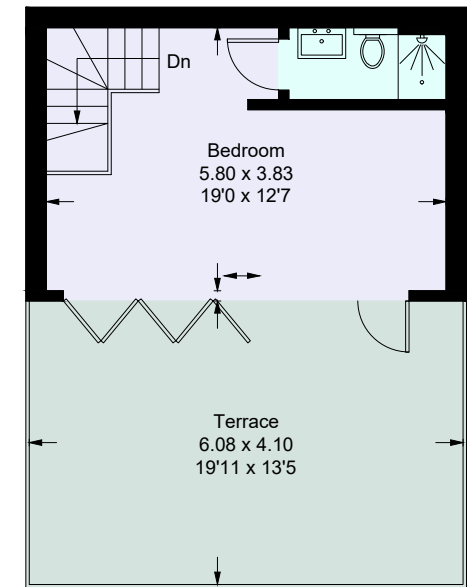
Ground Floor



First Floor



Second Floor



Third Floor

Park Place

Approximate Gross Internal Area = 162.1 sq m / 1745 sq ft (Excluding Void)

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.