



DE BEAUVOIR
SQUARE, N1

DE BEAUVOIR SQUARE
LONDON, N1

GRANT J BATES
— PROPERTY —



An imposing corner plot on one of the most sought after garden squares

De Beauvoir Square, London, N1

Freehold

- Corner Plot
- Triple Aspect
- Four Bedrooms
- Neo Jacobean
- Sympathetically Restored
- Garden Square Location
- Semi Detached
- Landscaped Garden
- Bespoke Kitchen
- Multiple Receptions

Description

On one of De Beauvoir’s finest south-facing corners, overlooking the garden square, stands this beautifully reimagined Grade II listed Neo-Jacobean home.

Occupying an imposing corner plot, this semi-detached residence extends to just under 1,800 sq ft, arranged over four floors and offering three to four bedrooms, two bathrooms, additional wc and a series of richly composed living spaces. Quadruple aspect and bathed in natural light throughout the day, the house is a rare example of period architecture enhanced by both position and thoughtful, contemporary design.

Dating back to the 1840s, the house has been sensitively restored and reimagined by interior architect and curator Irenie Studio. It is as much a home as it is a layered design narrative, a space that bridges heritage and modernity with a sense of creativity, craftsmanship, and intent. The result is a home that feels deeply rooted in its history, yet entirely relevant to modern living.

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The proportions are elegant and balanced, with generous ceiling heights, restored cornicing, and original timber floors underfoot. A fully working fireplace anchors the room, while original treble-panel doors reinforce the home's period integrity. Every detail has been considered, allowing the space to feel both refined and entirely liveable, a room equally suited to entertaining or quiet retreat.

Throughout the house, there is a strong sense of narrative. Inspired in part by Alice in Wonderland, subtle moments of discovery and visual intrigue have been woven into the interiors. Bespoke elements sit alongside curated works by contemporary designers, creating an environment that feels both personal and expressive. The home has been featured in a number of leading publications, including the Financial Times and Dezeen, further underscoring its architectural and design significance.

The lower ground floor forms the heart of the home. Here, a lantern-roofed kitchen introduces a striking contemporary intervention, drawing natural light deep into the space. Maple cabinetry is paired with reclaimed iroko worktops, combining warmth with texture and material honesty. The kitchen flows seamlessly into the garden, creating a strong connection between inside and out. There is a separate terrace at the other end too, showcasing the side access.







The landscaped garden, designed by award-winning garden designer Peter Beardsley, is arranged across terraces and offers a series of considered moments, from an oak-framed seating area positioned for morning light, to raised beds and a dedicated entertaining space. At the far end, a reclaimed emerald green door from the original house has been reintroduced as a sculptural feature, known as the 'cabinet of curiosity', adding a final layer of storytelling to the outdoor space.

Across the upper floors, the accommodation is both flexible and well-balanced.

Three bedrooms are arranged alongside a series of reception spaces, with the option to configure a fourth bedroom or additional study as required. A bold yet refined design language continues throughout, including a custom Rosa Red stairwell developed in collaboration with Fenwick & Tilbrook, a subtle reference to the roses of De Beauvoir Square.

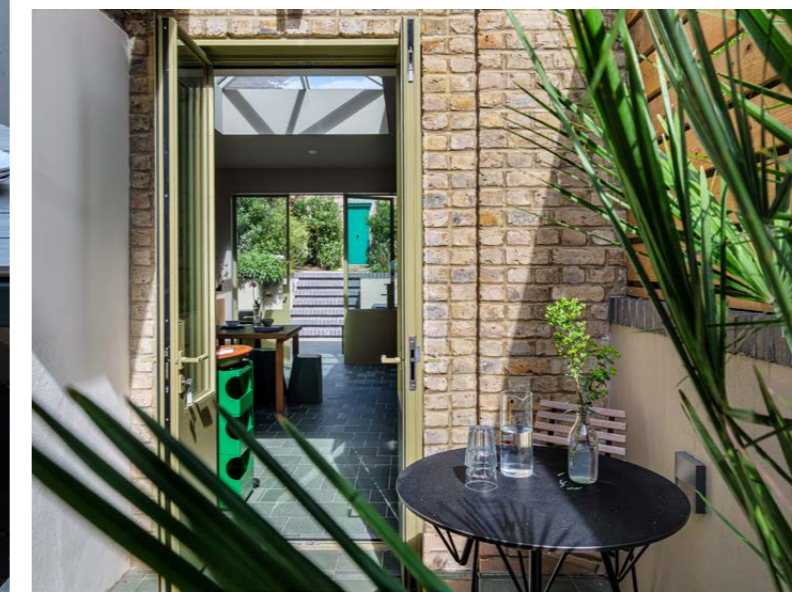
Original features have been preserved and enhanced at every turn, from fireplaces and joinery to carefully restored architectural details, while contemporary interventions introduce a sense of cohesion and modernity.

Additional Information

Local Authority: Hackney

Council Tax Band: G

EPC Rating: E



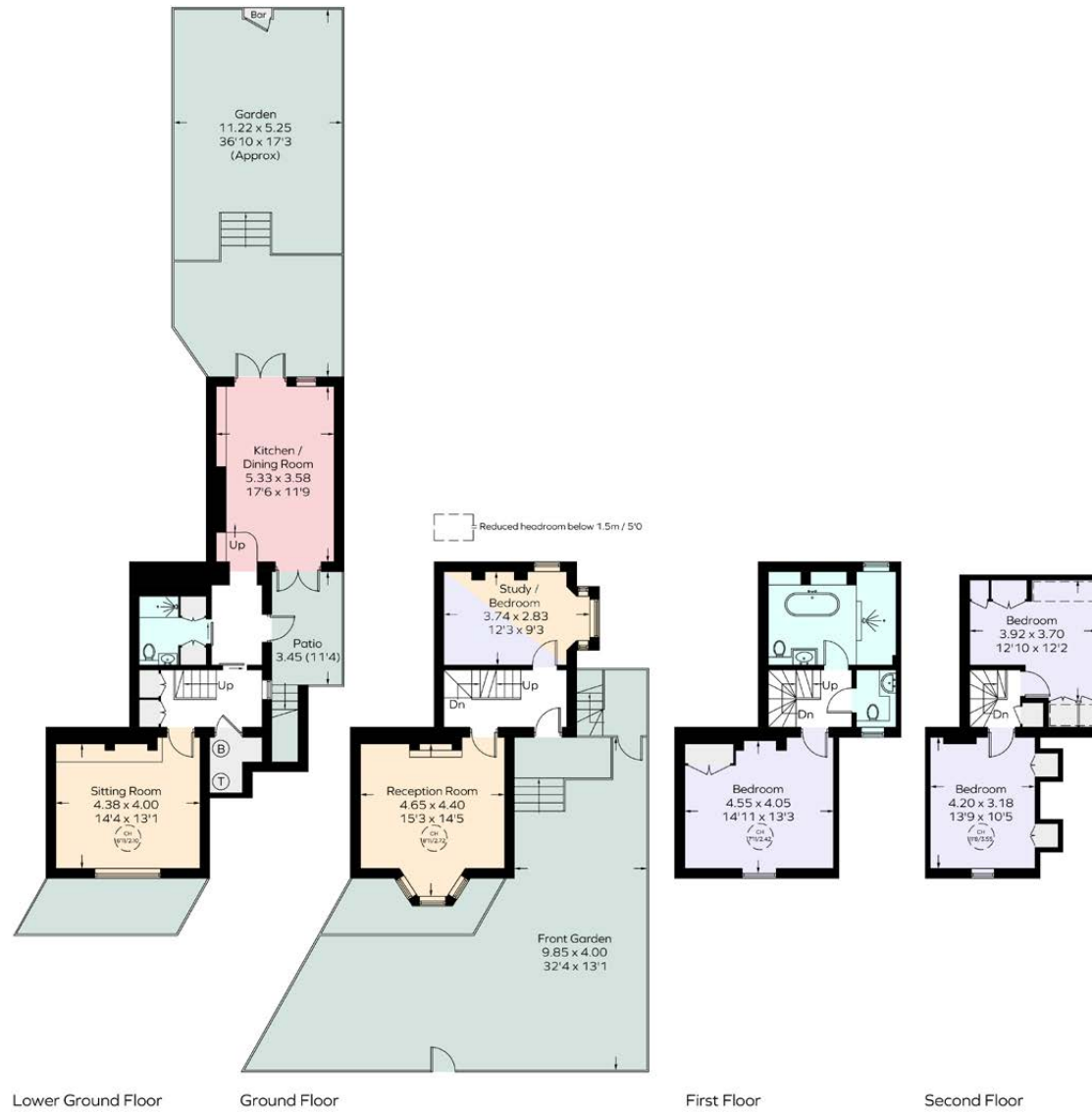
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De Beauvoir Square

Approximate Gross Internal Area = 164.2 sq m / 1767 sq ft

Approximate Gross External Area = 139.4 sq m / 1500 sq ft

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.