



DE BEAUVOIR ROAD

De Beauvoir Town, N1



A BRIGHT AND SPACIOUS FREEHOLD HOUSE FOR SALE.

A beautifully presented four-bedroom family home arranged over four floors, offering generous living space, exceptional natural light, and two wonderful private outdoor areas in the heart of De Beauvoir.



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Local Authority: London Borough of Hackney

Council Tax band: G

Tenure: Freehold

Guide Price: £1,750,000





The raised ground floor is dedicated to an elegant double reception room, where large sash windows flood the space with natural light and create a wonderful sense of volume. This impressive entertaining space also benefits from a spiral staircase providing direct access to the garden below.

On the first floor are two well-proportioned double bedrooms, both featuring built-in storage. This level is served by a bathroom complete with a walk-in shower. Occupying the entire top floor is a stunning principal master. This exceptional room enjoys an abundance of natural light thanks to two floor-to-ceiling windows and two separate French doors, all opening onto a private roof terrace. The suite is further enhanced by fitted storage and a stylish en suite bathroom with a walk-in shower.

The lower ground floor comprises a further double bedroom with wardrobe space, an additional bathroom with a generous walk-in shower, and a spacious open-plan kitchen. The kitchen flows seamlessly into a striking dining room extension, enclosed by extensive glazing from the walls through to the roof, creating a bright and contemporary living.





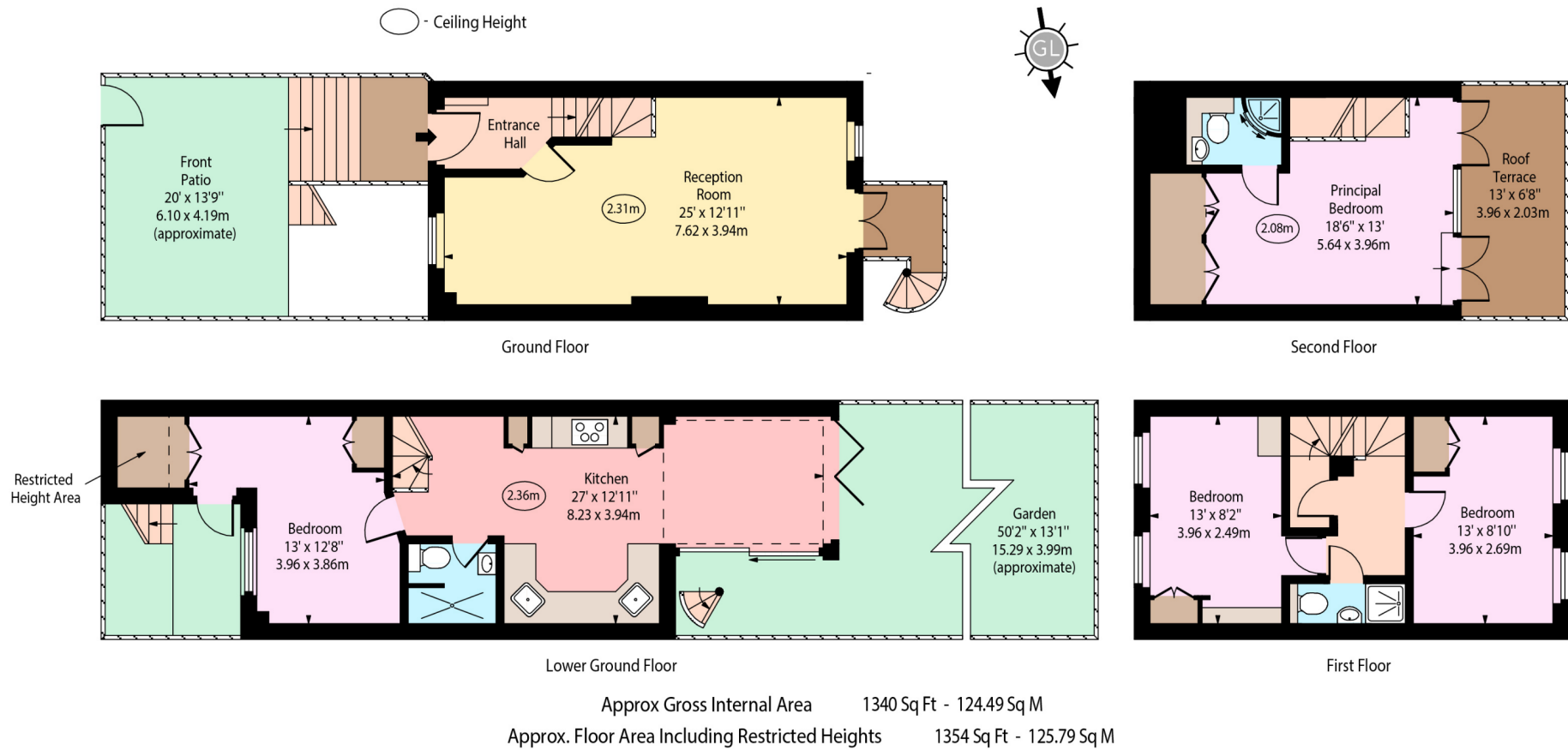


French doors open onto a beautifully landscaped rear garden, featuring a charming patio area and mature planting, providing a peaceful and private outdoor retreat. This exceptional home combines period character with modern living and offers versatile accommodation, abundant natural light, and superb outdoor space, all within one of De Beauvoir's most sought-after locations.

De Beauvoir Road is situated in the heart of De Beauvoir Town and conveniently located for access to the trains at Haggerston, Dalston Kingsland and Dalston Junction, which form part of the London Overground network, whilst a plethora of shops, pubs and restaurants are only moments away, including the De Beauvoir Arms, The Talbot, The Scolt Head and the very recent addition which has quickly gained a cult following, Hector's wine bar - not forgetting the renowned De Beauvoir Deli. For those wishing to travel by bus, Kingsland Road, Southgate Road and Essex Road provide a number of good routes, with the delights of vibrant, trendy Hoxton and Shoreditch just a short journey away, as are the National Rail, Northern Line trains of Old Street & Angel Islington and Victoria Line trains of Highbury & Islington







Approximate Gross Internal Area = 124 sq m / 1,340 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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