

Hamptons

INTERNATIONAL



De Beauvoir Road, London, N1

3  1  2 

GUIDE PRICE

£1,750,000

(£1,750,000)

Property details



Key features

- **Prime De Beauvoir Location**
- **Excellent Condition**
- **3 Storeys**
- **Freehold Home**

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Description

Gorgeous Three Bedroom Home in the heart of De Beauvoir with a South East Facing Garden This exceptional three-bedroom period house offers over 1,900 sq ft of beautifully designed living space, blending timeless character with high-spec contemporary finishes throughout. Arranged across multiple levels, the property provides generous proportions, excellent storage and a rare level of modern convenience within one of De Beauvoir's most sought-after residential settings. The ground floor is centred around a stunning open-plan kitchen and living space, thoughtfully extended to create a bright and sociable heart of the home. Large doors open directly onto the south-east facing garden, allowing natural light to flood the space and providing an ideal setting for both entertaining and day-to-day family living. The kitchen and reception areas also benefit from a fully integrated SONOS ceiling speaker system and a Rako lighting system, offering seamless smart control and a sophisticated atmosphere. Upstairs, three spacious bedrooms are arranged across the upper floors alongside well-appointed bathroom facilities, all retaining attractive period features and excellent natural light. The remainder of the house (excluding the office) is fitted with a Philips Hue lighting system, allowing flexible and customisable smart lighting throughout. A generous cellar level provides substantial additional storage and further versatility, enhancing the practicality of this impressive home.

Situation Situated in the heart of De Beauvoir, the property enjoys one of North London's most desirable residential settings, known for its attractive tree-lined streets, elegant period architecture and strong neighbourhood feel. The area offers an excellent selection of independent cafés, pubs and local shops, while nearby Regent's Canal provides scenic walking and cycling routes towards Angel, Shoreditch and Victoria Park. De Beauvoir Square and several surrounding green spaces add to the village-like atmosphere. Transport links are highly convenient, with Dalston, Haggerston and Highbury & Islington all within easy reach, offering Overground and Underground connections across London, making this an ideal location for both City professionals and families alike. Property Ref Number: HAM-62542



























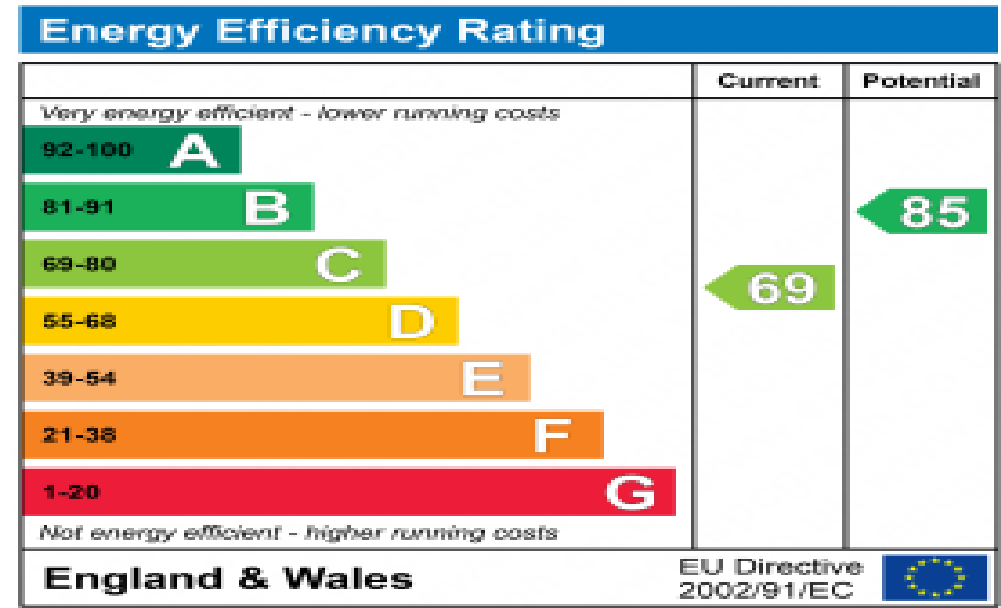












Floor plan

DE BEAUVOIR ROAD

Approximate Gross Internal Area (excluding eaves storage / reduced headroom)

Lower Ground floor = 364 sq. ft. (15.2 sq. m.)

Ground floor = 691 sq. ft. (63.3 sq. m.)

First floor = 357 sq. ft. (33.2 sq. m.)

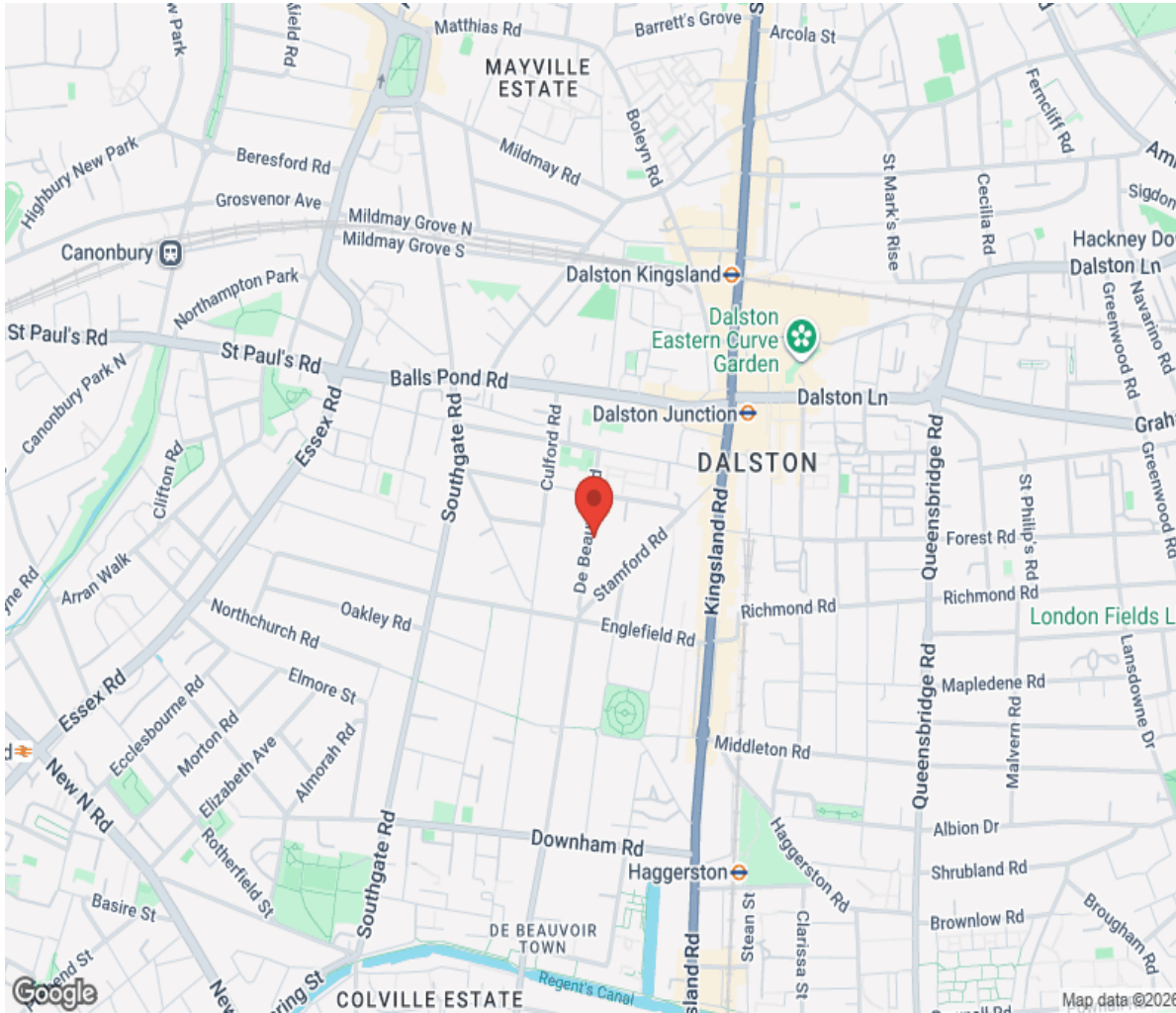
Second floor = 357 sq. ft. (33.2 sq. m.)

Total = 1559 sq. ft. (144.9 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. If not every case is taken in the production of this plan, please check all dimensions, fixtures and fittings before making any decisions about your plans.

Location



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