

Hamptons

INTERNATIONAL



Culford Road, London, N1

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OFFERS IN EXCESS OF

£2,750,000

(£2,750,000)

Property details



Key features

- Beautiful family home
- Extended kitchen/reception room
- Bright dining room
- Double reception
- Private garden
- Five bedrooms
- Family bathroom
- Utility room
- Shower Room
- Off street parking

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Description

Set back from the road sits this handsome family home set over three floors and offering over 2,300 sq ft of living space benefiting from a lovely garden, roof terrace and off street parking. Built c1860 and extended by the current owners, this property is unusually wide for the street. This property has been within the family for over 30 years. On entering the property, you are greeted with an inviting hall way with marble flooring. The hallway houses a utility room and shower room/guest cloakroom. You then enter the wonderfully extended kitchen which is a real juxtaposition between the houses period charm and the modern extension. This area offers a wealth of entertaining space with sliding doors opening on to the private garden. The reception room benefits from a log burner housed in an ornate French fireplace. The kitchen is solid beech wood units with Italian Granite worktops. The parquet flooring is reclaimed from a school giving this space an added charm. This level has a lovely flow with a dining area adjacent in the glass side extension leading to a great sized double reception room. The property is filled with period charm with sash window, marble fireplaces, wooden floors and cornicing. On the first floor there are three bedrooms and a generously proportioned bathroom with Philip Stark sanitary ware & bath, Hansgrohe taps, and Marble floors. The third bedroom leads out onto a large roof terrace. On the top floor there are two great sized double bedrooms. The property benefits from a secluded garden and off-street parking. Situation Culford Road is an attractive and quiet residential street located within easy reach of all the local amenities of, De Beauvoir, Dalston, Newington Green and Essex Road. There is also nearby a fabulous array of shops and bars in Dalston, London Fields, including Broadway Market, as well as Upper Street and Highbury. The closest station can be found at Dalston Junction Overground offering direct links to Highbury & Islington (Victoria line), Whitechapel (Elizabeth Line) and Canada Water (for Jubilee Line Canary Wharf connection) as well as direct bus routes to the City and West End. Property Ref Number: HAM-51982















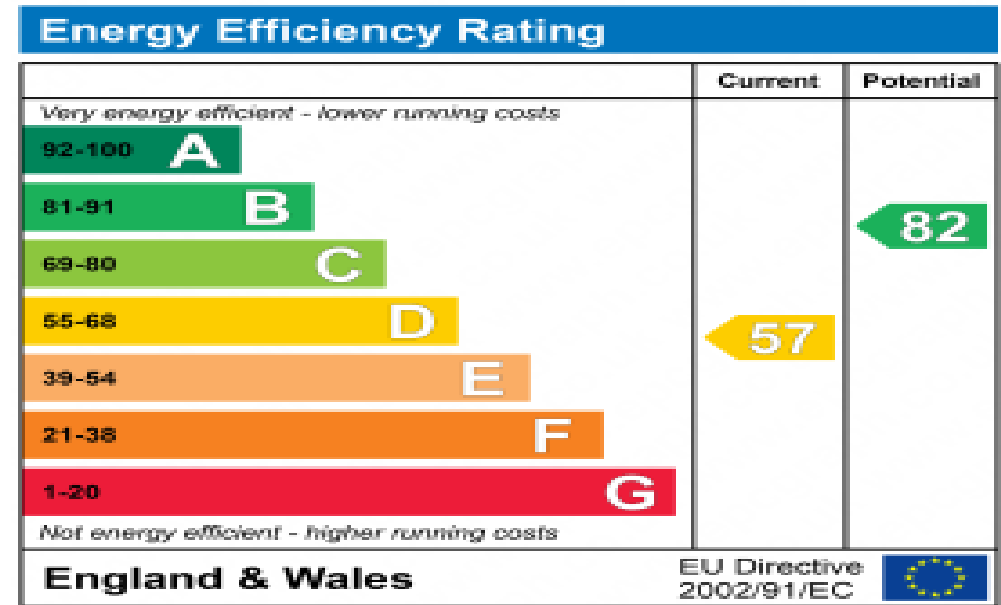












Floor plan

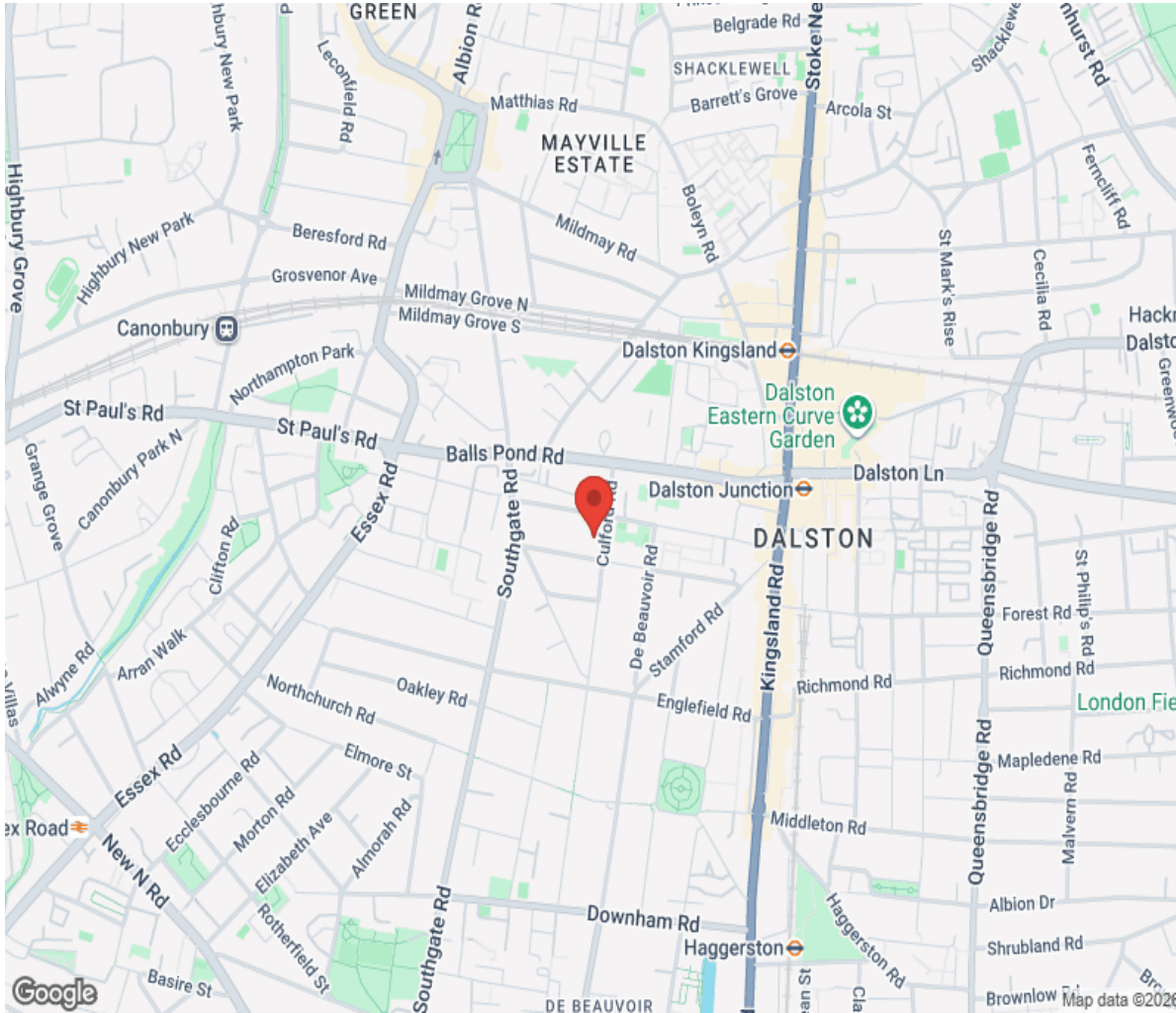
CULFORD ROAD

Approximate Gross Internal Area
Ground floor = 1063 sq. ft. (98.0 sq. m.)
First floor = 536 sq. ft. (50.0 sq. m.)
Second floor = 351 sq. ft. (32.6 sq. m.)
Attic = 373 sq. ft. (34.7 sq. m.)
Total = 2325 sq. ft. (216.1 sq. m.)



Drawn for illustration and identification purposes only.

Location



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