

# Hamptons

INTERNATIONAL



**Halliford Street, London, N1**

3  1  2 

**£1,750,000**

(£1,750,000)

## Property details

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### Key features

- **Three-Storey House**
- **Original Character Features**
- **South-West Facing Garden**
- **Excellent Condition**
- **Prime De Beauvoir**

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## Description

Stunning Three-Storey Two Bedroom House with a South West Facing Garden in Prime De Beauvoir, N1A charming and characterful family home extending to approximately 1,398 sq ft, ideally positioned in the heart of De Beauvoir and benefiting from a beautifully landscaped south-west facing garden. Rich in period charm, the property retains an abundance of original features, including elegant sash windows, restored corning within the reception room and two striking fireplaces, all of which combine to create a warm and timeless atmosphere throughout the home. The lower ground floor forms the heart of the home, featuring a spacious open-plan kitchen and living area with direct access to the south-west facing garden, alongside a separate W/C. The ground floor hosts a beautiful reception room filled with character, as well as a generous and versatile home office space, ideal for modern family living and remote working. The first floor comprises two well-proportioned double bedrooms and a beautifully updated family bathroom suite, recently renovated to a high standard. The house has been carefully restored and thoughtfully improved over the years, successfully blending its historic character with contemporary living. Offering generous proportions, excellent natural light and a wonderful sense of charm throughout, this is a rare opportunity to acquire a superb family home in one of North London's most sought-after neighbourhoods.

**Situation** Located in the heart of De Beauvoir, one of North London's most desirable neighbourhoods, the property enjoys a perfect balance of peaceful residential living and excellent connectivity. Renowned for its tree-lined streets, elegant period homes and strong sense of community, De Beauvoir offers a village-like atmosphere within easy reach of the City. The area is home to an excellent selection of independent cafés, popular pubs, restaurants and local boutiques, while nearby Upper Street, Dalston and Shoreditch provide a vibrant mix of shopping, dining and nightlife. Transport links are superb, with Haggerston, Dalston Junction and Essex Road stations all within easy reach, alongside Highbury & Islington for Victoria Line and Overground services, providing swift access across London and into the City. Green spaces are also close by, including De Beauvoir Square, Shoreditch Park and Regent's Canal, offering scenic walking and cycling routes as well as outdoor leisure opportunities. Property Ref Number: HAM-64797

















# Floor plan

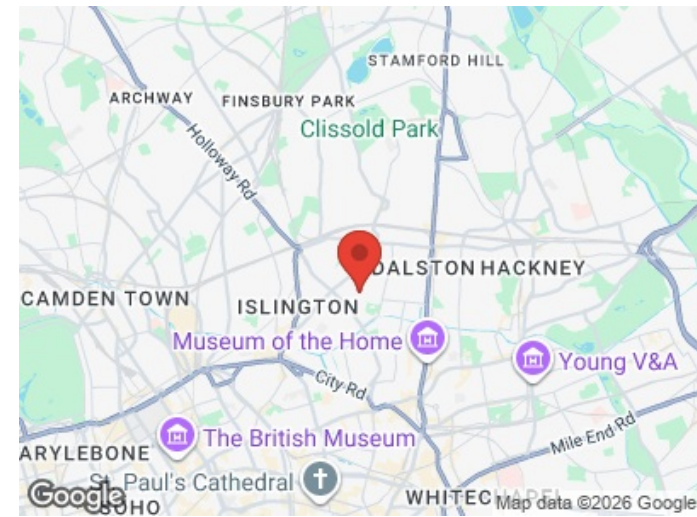
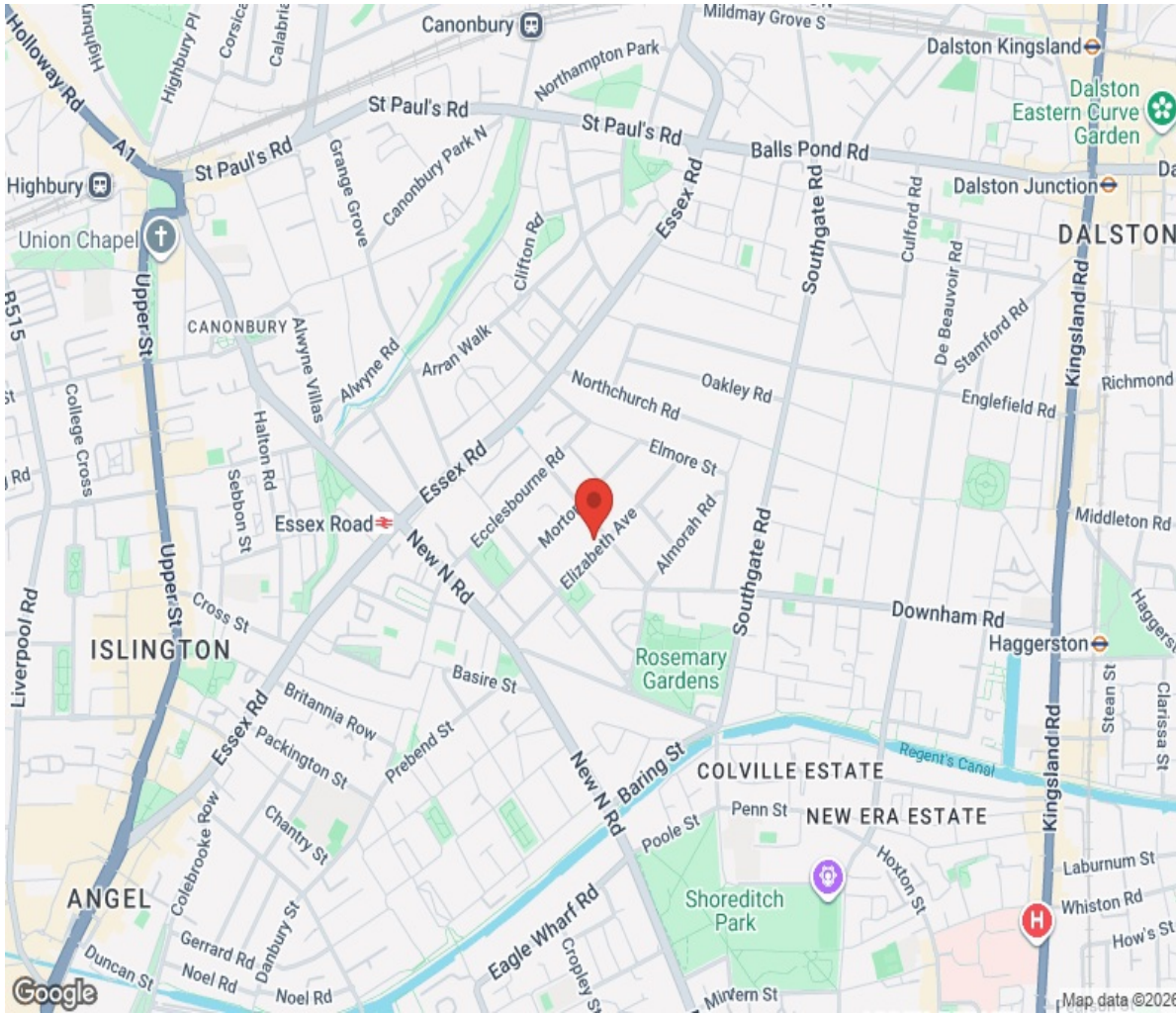
## HALLFORD STREET

Approximate Gross Internal Area  
Lower Ground floor = 477 sq. ft. (44.3 sq. m.)  
Ground floor = 442 sq. ft. (41.1 sq. m.)  
First floor = 454 sq. ft. (42.2 sq. m.)  
Shed = 25 sq. ft. (2.3 sq. m.)  
Total = 1398 sq. ft. (129.9 sq. m.)



This plan is for your guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While 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.

# Location



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