



## Stunning west facing garden flat backing onto De Beauvoir Square

**Dorset Court, Hertford Road, London, N1**

£725,000 Leasehold

savills



Three bedrooms  
Duplex apartment  
West facing garden  
Backs on to De Beauvoir Square  
Beautifully refurbished by current owner

#### Local Information

Dorset Court is conveniently located for access to Haggerston Overground Station, providing direct links to Canada Water & Highbury & Islington. The frequent bus routes on Kingsland Road provide an alternative means of transport to and from the City.

De Beauvoir is a quiet and leafy area of N1, known for its restaurants, cafes and relaxed pubs and the many amenities and shops found in Dalston and Hoxton are close by.

#### About this property

A stunning west facing garden flat backing on to prestigious De Beauvoir Square. Refurbished to a high standard throughout by the current owners, this duplex flat is in a sought after location and would make an ideal family home. Arranged over 940 sq ft, accommodation comprises a beautifully bright open plan reception and kitchen, with sliding doors out to a secluded west facing decked garden, with gated access out to De Beauvoir Square. There are two double bedrooms, a smaller third which would make an ideal study or child's bedroom, main family bathroom and further WC on the ground floor. This property is in excellent presentation, has lots of storage space and viewings are highly recommended.

#### Tenure

Leasehold (90 years remaining)

#### Local Authority

London Borough of Hackney

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.  
Telephone: +44 (0) 20 7241 4111.







Dorset Court, Hertford Road, London, N1  
Gross Internal Area 940 sq ft, 87.3 m<sup>2</sup>

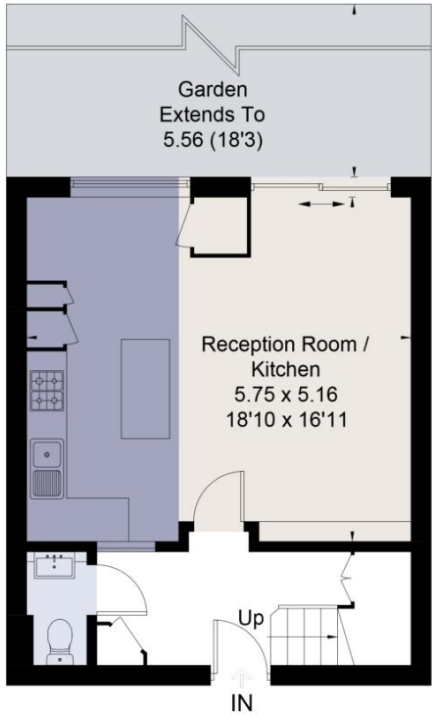


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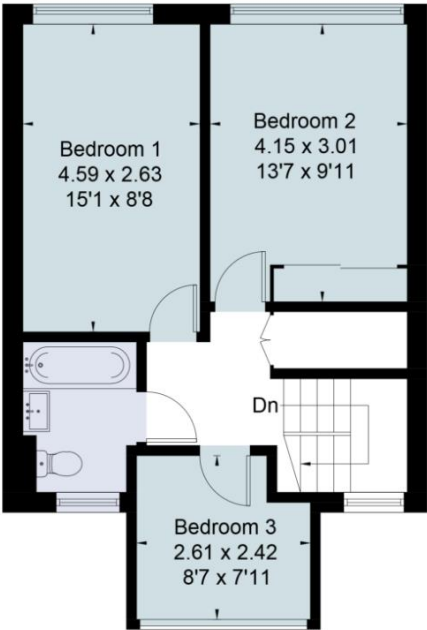
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Approximate Area = 87.3 sq m / 940 sq ft  
Including Limited Use Area (1.5 sq m / 16 sq ft)  
For identification only. Not to scale.  
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 258655

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	68	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	68	79
E		
(21-38)		
F		
(1-20)	68	79
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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