



Rare to the market two bedroom maisonette in a premier Hackney location

Top Floor Flat, 14 De Beauvoir Square, N1

£800,000 Share of Freehold



Two bedrooms • Split level maisonette
Views over De Beauvoir Square
Large reception area
Rare opportunity to purchase in this sought after location
Stunning Jacobethan building

Local Information

De Beauvoir Square is a classically laid out garden square and is protected under the London Squares Preservation Act of 1931. The square consists of beautiful rose beds and lawn areas as well as a children's play area and hosts a number of small neighbourhood events. The awards are given to the best green spaces in the country and are awarded each year to make sure the quality of the green space remains high. The square is located close to Dalston & London Fields, both providing various restaurants, bars and shops, as well as De Beauvoir itself. Access to the City or West End is very quick and easy thanks to Haggerston overground station and there are many frequent and useful bus routes on Kingsland Road.

About this property

An extremely rare to the market two bedroom maisonette period conversion, in arguably one of Hackney's most desirable locations – De Beauvoir Square. This 891 sq ft property comprises a large 25ft, triple aspect reception on the first floor, with views across the square, as well as access to a separate kitchen. Upstairs on the second floor are two generous sized double bedrooms (both of which have built-in storage) and the main bathroom. This property is packed full of charm and receives an abundance of natural light through the original Jacobethan windows.

Tenure

Share of Freehold

Local Authority

Hackney Council

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

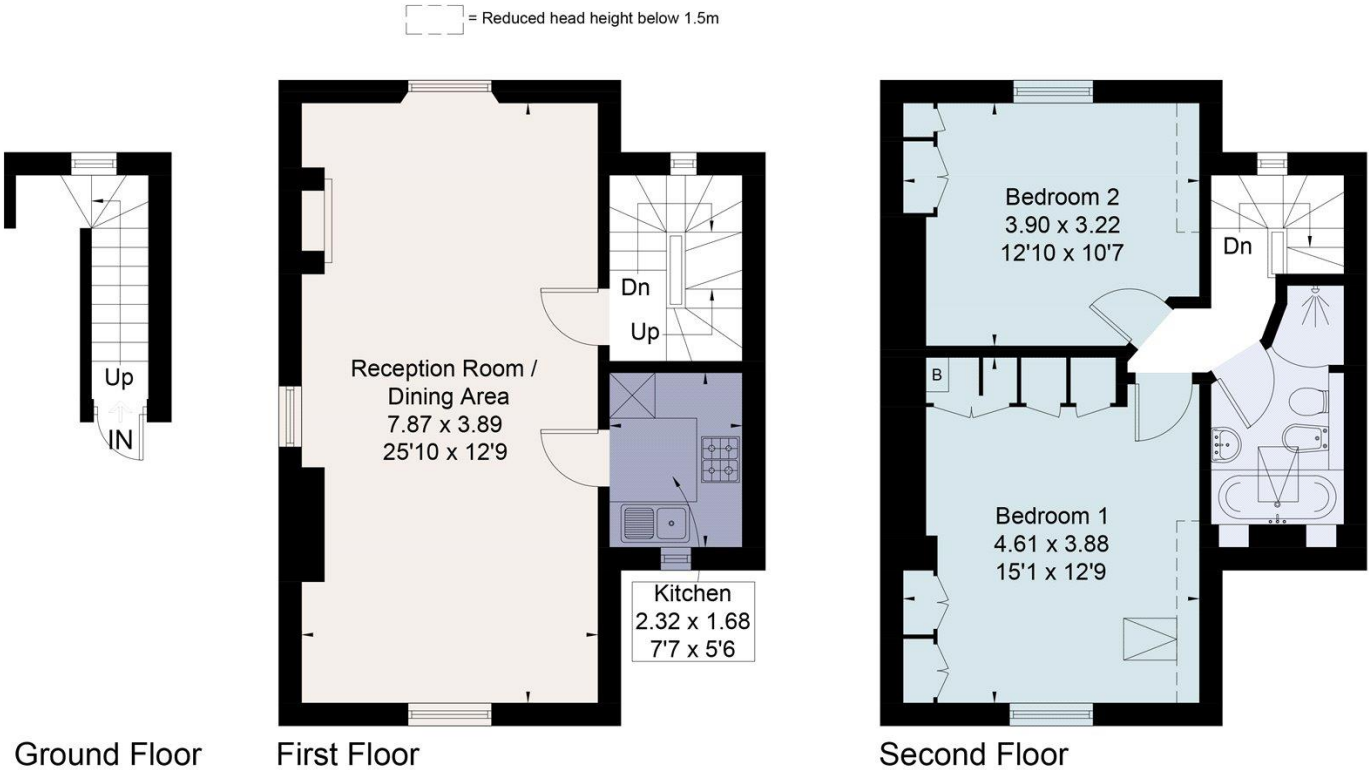
Telephone: +44 (0) 20 7241 4111






Top Floor Flat, 14 De Beauvoir Square, N1
Gross Internal Area 891 sq ft, 82.8 m²

Approximate Area = 82.8 sq m / 891 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England, Scotland & Wales	EU Directive 2002/91/EC 	

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