



**IN THE HEART OF THE DE BEAVOIR CONSERVATION AREA THIS HANDSOME HOUSE
OFFERS ROOMS OF WONDERFUL PROPORTIONS.**

SOUTHGATE ROAD
ISLINGTON, LONDON, N1 3HX

Guide Price £1,675,000 - Freehold



Reception room • dining room • kitchen/breakfast room • 5 bedrooms • bathroom • shower room • separate w.c. • front garden • tranquil rear garden

Location

Southgate Road is in the heart of the De Beauvoir conservation area. This family home encompasses a handsome end of terrace property surrounded by houses of a similar style. Local amenities are within easy reach and include The De Beauvoir Deli, local restaurants and excellent gastro pubs. There are efficient bus routes to the City from Southgate Road and the Overground stations at Dalston, Haggerston and Canonbury are within easy reach. Local amenities on Essex Road and in Angel are also easily accessible.

Description

This is an impressive, three storey flat fronted Georgian house, that offers flexible use of the accommodation and is ideal for a family. The house has the benefit of a side and rear addition giving extra space to the rooms on the ground floor. This level has been opened up and extended at the rear to create a bright kitchen diner that leads directly onto the large garden that has been designed by the current owners to be attractive, yet low maintenance and is extremely quiet and tranquil. At the front of the house is a large double reception room which boasts striking width and has alternative access to the rear garden via new double French doors. Across the upper floors there are five double bedrooms and two bathrooms. Over the first floor are three of the bedrooms and a fabulous newly fitted bathroom on the split level. One of the bedrooms could be opened up to provide an impressive master bedroom. Over the second floor are the remaining two bedrooms and further bathroom.

The house offers excellent proportions and retains many original features, including shutters, cornicing and beautiful fireplaces. Recent renovations include a new roof, restoration of the brickwork and stucco, replaced boiler and radiators, French doors and garden lighting as well as careful replacement replicas of the original sashes.

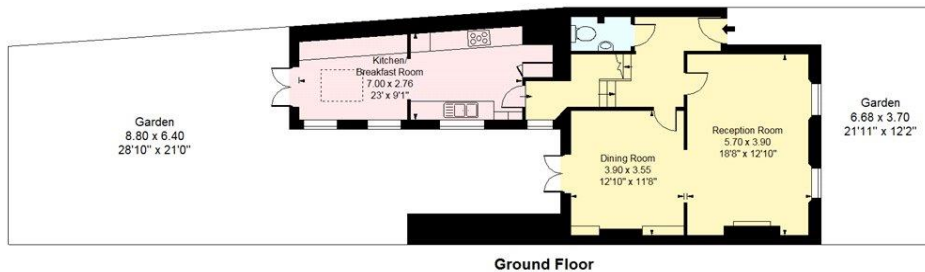
Viewing

Strictly by appointment with Savills.

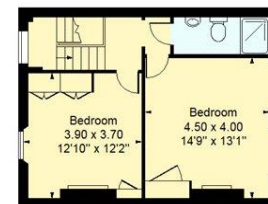




Southgate Road, N1
Approximate Gross Internal Area = 1845 sq ft / 171.40 sqm



Ground Floor



Second Floor



First Floor

Measured in accordance withRICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.



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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |