



**AN EXCEPTIONAL TWO DOUBLE BEDROOM MAISONETTE WITH ITS OWN PRIVATE ENTRANCE, HIGH CEILINGS AND BEAUTIFUL PERIOD FEATURES IN THE HEART OF DE BEAUVOIR.**

**NORTHCHURCH ROAD, LONDON, N1 3NU**

**Guide Price £900,000 - Leasehold**





Two bedrooms • Reception • Kitchen • Bathroom  
• Own private entrance • Period features • High ceilings • Impressive proportions • Fantastic location

### Location

Northchurch Road is an attractive street of flat fronted early Victorian houses and connects Essex Road to Southgate Road putting it at the heart of popular De Beauvoir. There are fashionable shops, numerous independent cafes, restaurants, gastro-pubs and main brand supermarkets within easy reach and the De Beauvoir 'village' is on the doorstep. Good transport links can be found nearby at Haggerston Station or Essex Road and there are numerous bus routes to the City and Kings Cross.

### Description

An exceptional two double bedroom maisonette with its own private entrance, high ceilings and beautiful period features, including an impressive fireplace and stripped wood floors and set over the first and second floors of this attractive property in the heart of fashionable De Beauvoir. The reception room has classic high ceilings and is open to the kitchen, which is spacious enough for a large dining table making it ideal for entertaining. There is excellent storage with large cupboards on the landing and both bedrooms are of good proportions and adjacent to the stylish bathroom.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

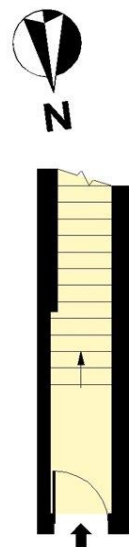
Strictly by appointment with Savills.



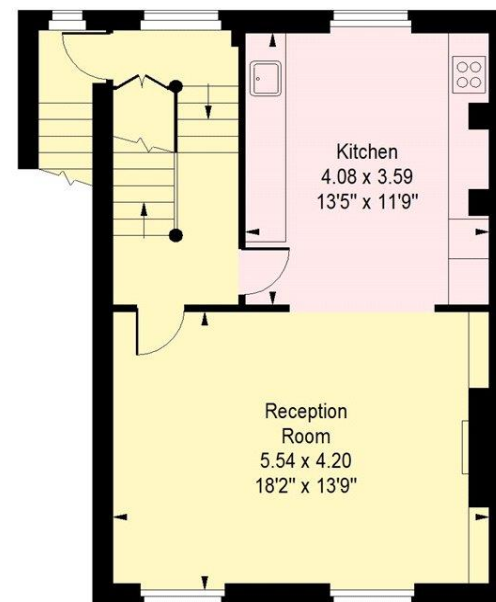


## Northchurch Road, N1

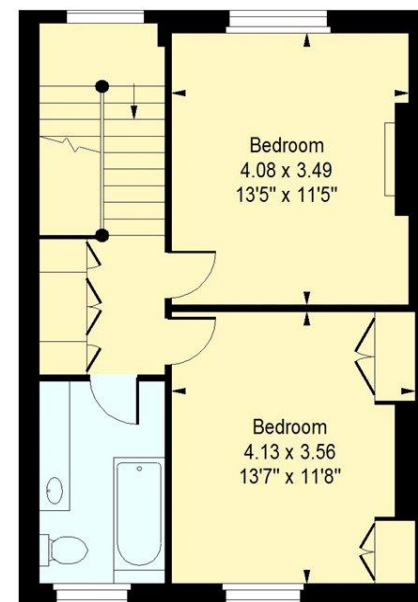
Approximate Gross Internal Area = 1069 sq ft / 99.31 sqm



Ground Floor



First Floor



Second Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
© ollyhewitt.co.uk



**Islington**  
David Gwinnutt  
david.gwinnutt@savills.com  
**+44 (0) 207 226 1313**

**savills.co.uk**

Important notice: Savills, their clients and any joint agents give notice that:  
1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190709EMNO

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC