



Stunning and beautifully finished Victorian garden maisonette in the heart of tranquil De Beauvoir

Ufton Road, De Beauvoir, London, N1

£1,525,000 Share of Freehold

savills







Victorian garden maisonette • Dual aspect double reception room • Stunning kitchen with further reception room • Westerly facing rear garden • Three double bedrooms • Two bathrooms plus separate cloakroom • Utility room • Off street parking • Peaceful location • Excellent transport facilities

### Local Information

Ufton Road is a pretty tree-lined street in the heart of the De Beauvoir conservation area in East Canonbury and this freehold house sits within the no- through section.

Local amenities are within easy reach and include The De Beauvoir Deli, local restaurants and excellent gastro pubs.

There are excellent bus routes to the City from Southgate Road and the overland stations at Dalston and Haggerston are within easy reach. Local amenities on Essex Road and in Angel are easily accessible.

### About this property

This truly unique property is located in the heart of De Beauvoir on the very quiet no through section of Ufton Road.

The maisonette has been totally refurbished to an exceptional standard throughout. The owner worked with interior designer Emilie Fournet who, by use of creative colours, vintage furniture and clever architectural ideas, has created an enduring whole.

You enter the maisonette from the raised ground floor. To the left is a stunning double reception with dual aspect windows and there are numerous period features including fireplace with marble surround and shutters to both windows rear and front windows.





To the right is the newly fitted De Vol kitchen which has been sensitively designed to capture the age of the property. The central island allows for communal eating - the front room could be used as a formal dining room but the current owner uses it as a further reception room. The glass extension to the rear of the kitchen gives wonderful light and great views over the Westerly facing garden.

Stairs take you down to the lower ground floor which has now been converted into a double bedroom, shower room and utility area. There is also a separate entrance to this level from the front garden. The rear garden is also accessed from this level.

The amazing family bathroom is on the half landing as you head up to the top floor and boasts a very unique crittall paneled shower and roll topped bath. On the first floor are two further double bedroom and a further cloakroom on the top floor. There is also off street parking to the front.

### **Tenure**

Share of Freehold

### **Energy Performance**

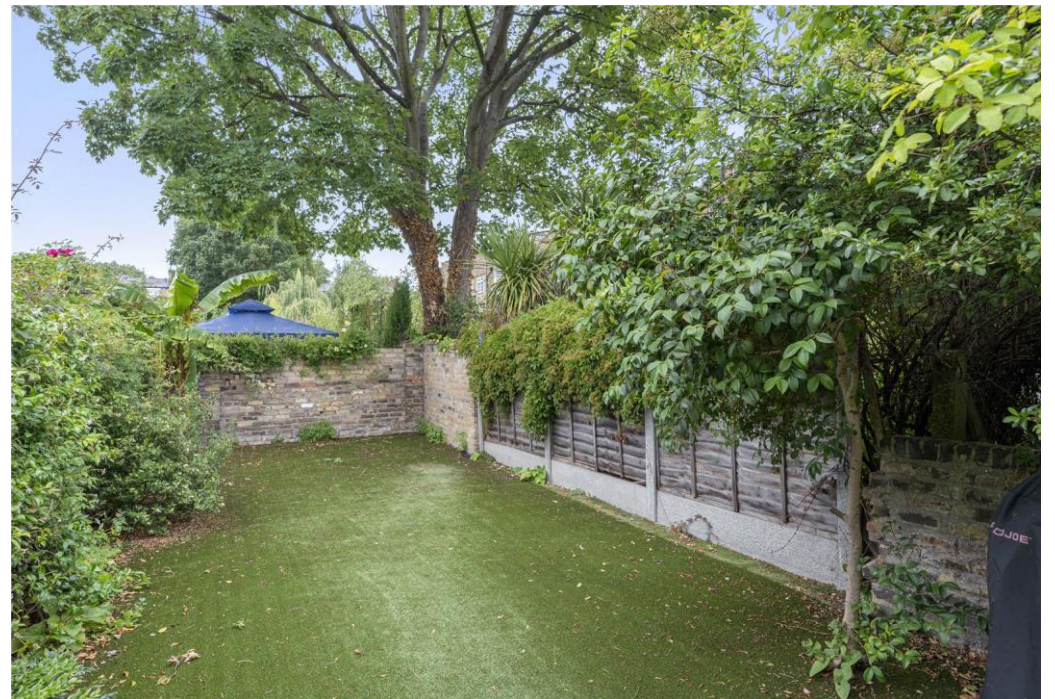
EPC Rating = C

### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office. Telephone: +44 (0) 207 226 1313.









Ufton Road, De Beauvoir, London, N1  
Gross Internal Area 1492 sq ft, 138.6 m²

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Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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