



Elegant and spacious Victorian house in the heart of De Beauvoir

Mortimer Road, London, N1

£2,950,000 Freehold

savills



Elegant Victorian house • De Beauvoir location • Double reception with period features • Modern kitchen • Dining room • Further reception room with access to a patio terrace • Stunning mature rear garden • Summer house • Utility room • Six bedrooms • Three bathrooms plus guest cloakroom • Excellent transport links • Wonderful amenities nearby

Local Information

Mortimer Road is in the heart of the De Beauvoir conservation area and is an extremely quiet road leading to De Beauvoir Square. It is well placed for all the local amenities including the De Beauvoir Deli, award winning gastro pubs and local shops. There are excellent bus routes into the City, West End, London Bridge, Waterloo and King's Cross and overground links from both Dalston Junction and Dalston Kingsland, both a short walk away, to Canada Water and Highbury & Islington tube.

About this property

This elegant four storey Victorian house is set within the heart of De Beauvoir and offers wonderful living space throughout. The width of the house is impressive with the side addition allowing for lateral living. This house has been lovingly renovated and has a very calm feel.

You are welcomed into this home with a large hallway with smoked oak parquet flooring and a cast iron radiator. From the hallway you are led into a large double bedroom with double sash windows looking over the mature tranquil garden. This room has an en-suite shower and cloakroom and is currently being used as a home work space.

On the ground floor is the double reception room, which benefits from period shutters, floral cornicing and ceiling roses. The ceilings are high which add to the wonderful spacious feel. The room again has smoked oak parquet flooring, an impactful hand-carved black marble fireplace and an original fireplace in the rear room. Due to the situation of the house all rooms are flooded with light from period sash windows for most of the day. This room looks out onto the peaceful tree-filled garden.

Stairs with a bespoke polished walnut handrail lead you down to the lower ground floor. To the front is a further reception room with double doors out to a bright patio courtyard and stone steps up to the front gate. This large space on the lower ground leads on to the dining room which is flooded with light from an architectural designed sky light. Adjoining the dining area is a fully equipped modern kitchen which benefits from more natural light from the attached summer house. The dining room has wide opening double doors to create an inside/outside living space which leads up to a very pretty sanctuary garden.



This mature garden is split level with three seating areas and stairs up to a large lawn area and play area to the back. This area is framed by an arch of apple trees and there are numerous other mature trees and shrubs. This garden is not overlooked and is an incredibly quiet space.

The first floor boasts two double bedrooms with equally impressive features. The principal bedroom overlooking the front of the house benefits from double doors opening onto an attractive balcony with wonderful iron works. It also features parquet flooring, period shutters, fireplace and cornicing. Again the high ceilings give a wonderful restful atmosphere. The bedroom to the rear also benefits from the parquet flooring, original fireplace, cornicing and ceiling rose and a large sash window. The family bathroom features marble throughout with a cast iron roll-top bath, double sink and Le Froy Brooks brass taps. The toilet is an original antique patterned Victorian supplied from the Water Monopoly.

Leading up to the fourth floor of this house you will find three further well proportioned rooms with period features and a shower room with featured stained glass window.

Tenure
Freehold

Local Authority

Energy Performance
EPC Rating = D

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






Mortimer Road, London, N1
Gross Internal Area 2520 sq ft, 234.1 m²

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Measured in accordance with RICS guidelines.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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