



THE BENYON ESTATE

De Beauvoir Square ^{N1}_{4LD}

£675 per week

LET
AGREED



The Benyon Estate is pleased to offer a superb two bedroomed semi-detached garden maisonette which is peacefully placed in this very desirable De Beauvoir Town Square - London N1.

The accommodation is set over 2 floors and comprises of an entrance hall, a substantial separate kitchen overlooking the beautifully landscaped garden, separate dining area, 2 spacious double bedrooms and 1 bathroom.

Built-in 1840 this elegant early Victorian townhouse has recently undergone an extensive and complete refurbishment and has been sensitively restored so that the house now benefits from exquisite retrieved and reinstated features; original style windows with restored zinc glazing bars. The property has an understated mix of character and contemporary detailing. There is a stunning white finish kitchen with fully integrated appliances. The bedrooms are located on the second floor and on the lower ground there is a snug living room, spacious kitchen, and a modern sumptuous bathroom. The property also benefits from a beautiful private professionally landscaped rear garden. This stunning home is fitted with the highest quality fixtures and fittings throughout thoughtfully chosen by an interior design company that have played an integral part in delivering a wonderful home.

De Beauvoir Town is a very distinctive area and in recent years has become an increasingly popular and sought after place to live. The location comprises of late Georgian/early Victorian period townhouses and Villas where many of the wide tree lined streets are in excellent condition. If you are interested in viewing this property or would like to register, please contact our team on **020 7249 3630**. Alternatively, email **info@thebenyonestate.com**.
unusual to find in the heart of London.

The house overlooks De Beauvoir Square, a delightful communal rose garden and is within easy reach of Highbury & Islington, Essex Road, & Angel. Apart from the East London Line overground with nearby stations at Dalston and Haggerston there are many bus links going south into the City on Southgate Road and Kingsland Road and west and east along St Pauls Road.

- DEPOSIT FREE OPTION AVAILABLE
- 2 Double Bedrooms
- 1 Bathroom
- Separate Kitchen
- Private Garden
- Available end of March

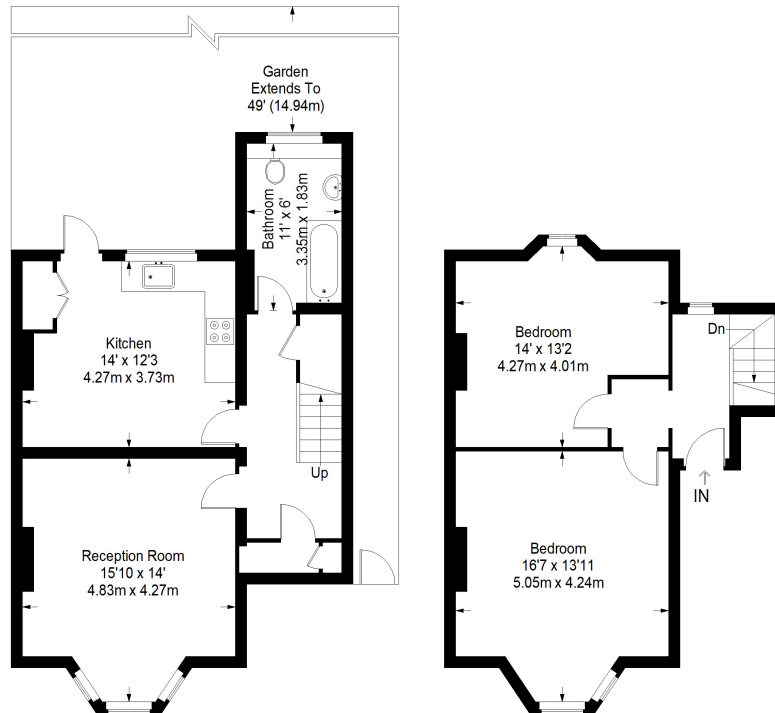


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Lower Ground Floor = 574 sq ft

Raised Ground Floor = 441 sq ft

Approximate Gross Internal Area
LOWER GROUND FLOOR = 574 sq ft / 53.32 sq m
RAISED GROUND FLOOR = 441 sq ft / 40.97 sq m
Total = 1015 sq ft / 94.29 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Interested? If you are interested in viewing this property or would like to register, please contact our team on **020 7249 3690**. Alternatively, email info@thebenyonestate.com.