



UFTON ROAD, LONDON, N1
OFFERS IN EXCESS OF £1,750,000 FREEHOLD

A THREE BEDROOM, TWO BATHROOM FREEHOLD HOUSE WITH GARAGE IN THE DE BEAUVOIR CONSERVATION AREA

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DESCRIPTION:

A light-filled 1427 sq. ft. approx. freehold end of terrace house located close to Northchurch Road in the heart of De Beauvoir Town. This west facing home, set back from a no-through road offers three bedrooms, two bathrooms, a long east facing garden, a garage, front garden and off-street parking.

The house is approached through a pretty, paved front garden. Upon entering the raised ground floor, the hallway leads to the main living areas: a bright reception room with leafy views of the rear garden, a double bedroom with fitted cupboards and shelves and a four-piece family bathroom with a bathtub and a separate shower cubicle. On the lower ground floor there is a spacious well-appointed kitchen/ dining area, a three-piece family bathroom with shower and a garage which is currently used as a utility room and bike store. The top floor has two large double bedrooms with fitted wardrobes.

In a secluded area at the end of the garden there is a shed. This space could easily accommodate a home office/studio subject to the necessary planning requirements.

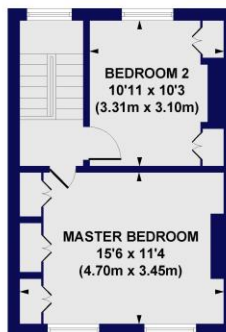
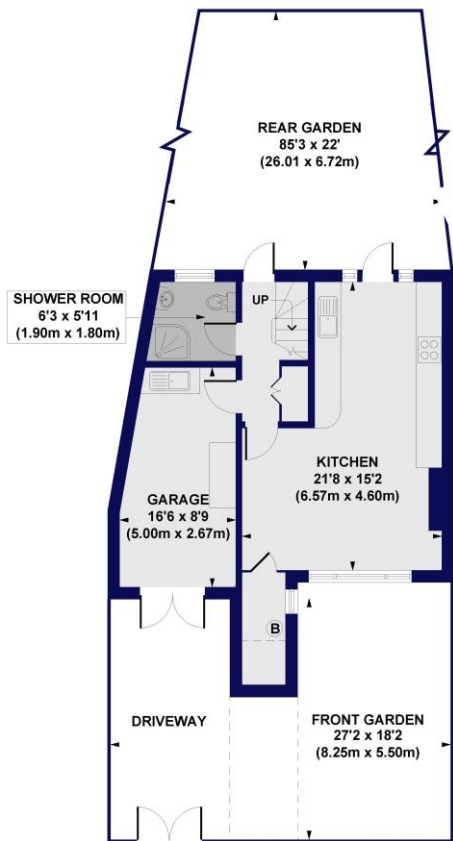
Ufton Road is a quiet, tree-lined street in the heart of De Beauvoir. Within easy reach are local amenities which include De Beauvoir Deli, restaurants, excellent pubs and the Regent's Canal. A short walk away are frequent bus services to the City and the Overground stations at Dalston and Haggerston. There is also easy access to National Rail and Underground stations including the Angel, Moorgate and Liverpool Street. Nearby green spaces include De Beauvoir Square gardens, Rosemary Gardens and London Fields.

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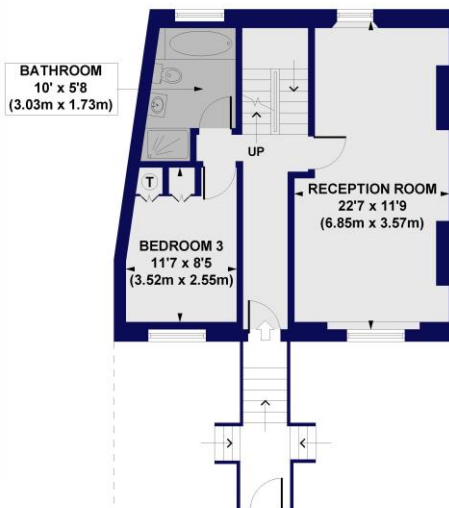


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Ufton Road, N1
 Approx. Gross Internal Floor Area 1427 sq. ft / 132.55 sq. m



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 350 SQ FT



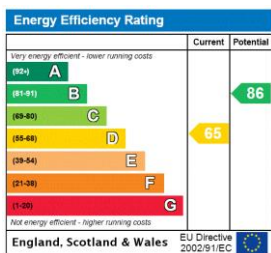
RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 539 SQ FT

LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 538 SQ FT

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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