





LAWFORD ROAD, LONDON, N1

OFFERS IN EXCESS OF £1,500,000 FREEHOLD

A 1452 SQ. FT. THREE BEDROOM, TWO BATHROOM HOUSE IN DE BEAUVOIR CONSERVATION AREA

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

Set on a beautiful, quiet road in De Beauvoir is this charming three-bedroom, two-bathroom house with large East facing garden with great potential.

Boasting high ceilings, sky light over the landing area bathing the property in natural light this home offers wooden flooring, three double bedrooms, two modern bathrooms, a living room leading to a study space, and a separate kitchen leading out to the private back garden.

De Beauvoir is a vibrant neighbourhood celebrated for their rich history, and thriving community spirit. De Beauvoir offers a tranquil charm, with hidden gems like De Beauvoir Deli for artisanal treats and Towpath Café along the Regent's Canal, perfect for sunny afternoons. For coffee enthusiasts, Climpson & Sons on Broadway Market is a local favourite, known for its expertly roasted beans and welcoming vibe. Islington's bustling Upper Street is lined with eclectic restaurants, including the much-loved Ottolenghi for inventive Mediterranean plates and Trullo for Italian dining that draws a loyal crowd. Locals unwind at historic pubs such as The Drapers Arms or The Scolt Head, known for their inviting atmospheres and Sunday roasts.

Green spaces abound, with Highbury Fields and the serene New River Walk offering peaceful escapes amidst the urban buzz. Both neighbourhoods are well-connected, with Overground services at Haggerston and Highbury & Islington stations, alongside the Northern and Victoria lines, making them desirable for design-conscious Londoners seeking a perfect balance of connectivity, culture, and community.

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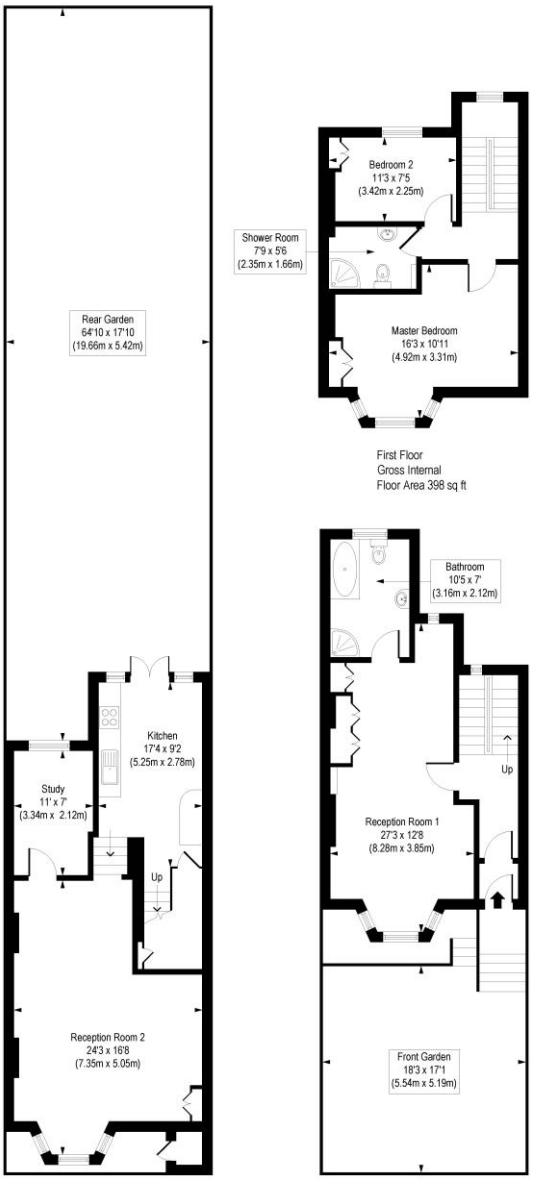
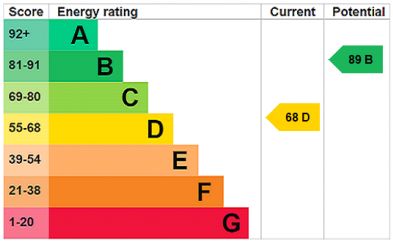
Approx. Gross Internal Floor Area 1452 sq. ft / 134.90 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



https://www.winkworth.co.uk/sale/property/ISL260472

Tenure: Freehold

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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