

AUCOOT



ADDRESS

Lawford Road, De Beauvoir, London N1

PRICE

£1,850,000

ARCHITECT

Atelier8

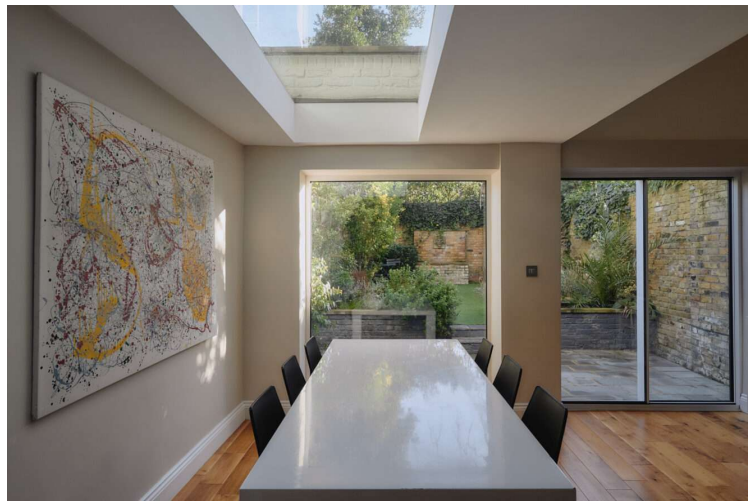
INFORMATION

Lawford Road provides the backdrop for this elegant three-bedroom, two-bathroom end-of-terrace Victorian home. Thoughtfully redesigned by the current owners in collaboration with Atelier8 Architects, the house seamlessly blends flowing contemporary spaces with a deep respect for its Victorian heritage. A striking, light-filled extension, complete with vaulted ceilings, underfloor heating and a picture window, creates a harmonious connection between the interior and the garden beyond. Tucked away on a peaceful no-through road in the heart of De Beauvoir, this home balances tranquillity with architectural influence.

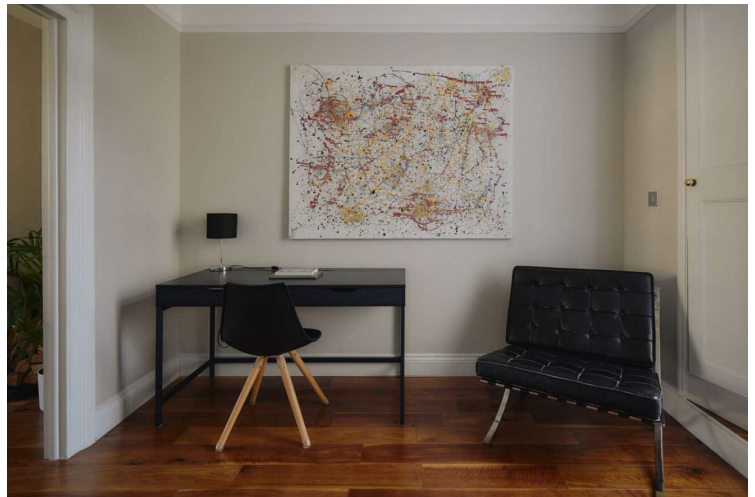


The garden is fully enclosed by walls, offering a serene sense of privacy from the surrounding homes. A carefully placed water feature creates a striking focal point, perfectly framed from within the house.

Upon entering the raised ground floor, you are welcomed by a double reception room, adorned with ornate cornicing and a fireplace lined for working use. French doors open onto a charming roof terrace, offering a seamless extension of the living space and a perfect spot to enjoy a morning coffee with the East facing aspect.



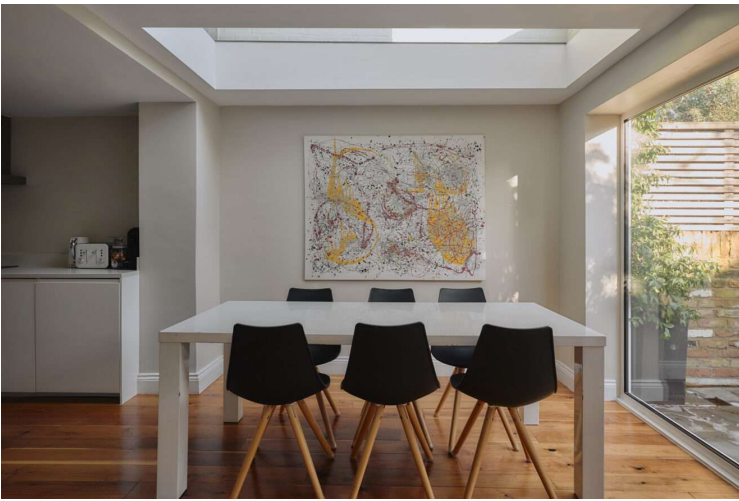
Descending to the lower ground floor, the architect's transformation reveals an open-plan kitchen, dining, and living area that forms the heart of the home. An impressive vaulted ceiling and skylights lend the space a sense of volume and grandeur, while a picture window frames leafy views of the secluded walled garden. At the front, a cosy reception room retains its original shutters and features a working fireplace, adding warmth and character. In addition there's access to a practical wet room complete with W.C, rain shower and basin. From here lies access to spacious cellar, ideal for storage and additional utilises.



The first-floor half landing hosts the third bedroom, a charming double room with serene green views over the garden below. Ascending a few steps you will find two generously proportioned double bedrooms. The principal bedroom is particularly striking, featuring Butterfield-vaulted ceilings, sash windows, and thoughtfully positioned skylights that fill the space with natural light. At the top, you'll find a well-appointed family bathroom, completing this level with style and functionality.

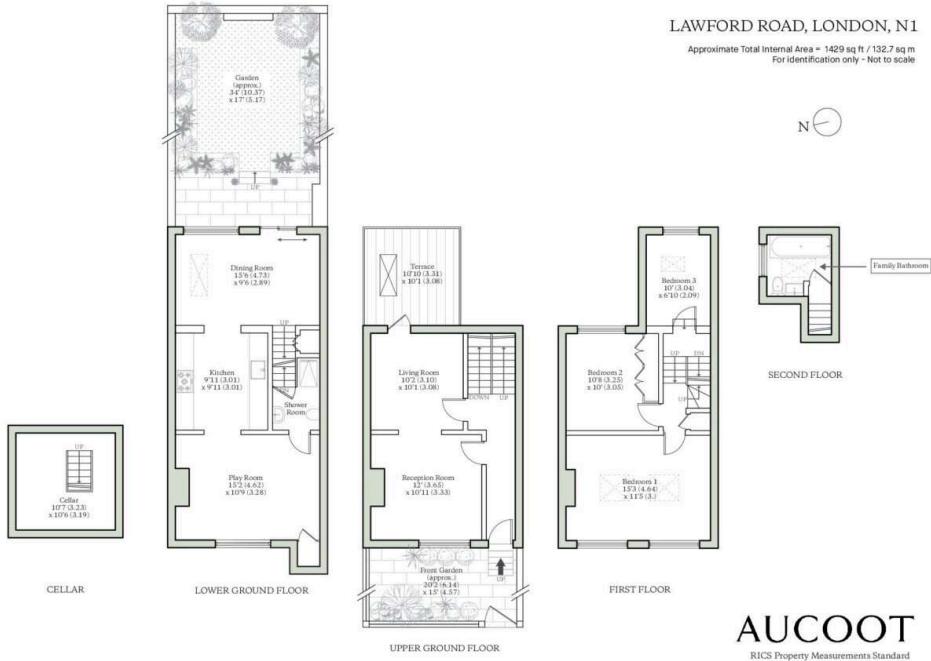
EPC

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LAWFORD ROAD, LONDON, N1

Approximate Total Internal Area = 1429 sq ft / 132.7 sq m
For identification only - Not to scale



AUCOOT
RICS Property Measurements Standard

