

AUCOOT



ADDRESS

Southgate Road, De Beauvoir, London, N1

PRICE

£1,200,000

DESIGNER

INFORMATION

Positioned on the first and second floors of a classic London-stock brick Victorian townhouse in the heart of De Beauvoir, this beautifully considered maisonette has been thoughtfully renovated. Accessed via its own private entrance, the home has two well-proportioned double bedrooms and the rare advantage of direct access to a secluded private garden.

The entrance has beautifully laid Buff York stone paving and a meticulously repointed façade, finished in traditional lime mortar. The first floor is anchored by a beautifully proportioned reception room, where two generous sash windows draw in natural light and walls painted in Farrow & Ball's Joa's White. Oak parquet herringbone flooring runs underfoot, complemented by classic column radiators and centre piece marble fireplace that nod to the home's Victorian origins.

At the rear, the open-plan kitchen has a Belfast sink and deep-navy blue shaker cabinetry, contrasted by light quartz worktops. A timber-topped island provides a warm, tactile counterpoint and a natural gathering point within the space. Thanks to the home's east-west orientation and open-plan layout, light moves effortlessly through the room from morning to evening.

The hallway continues the theme of considered design, painted in Farrow & Ball Inchyra Blue which compliments the herringbone flooring leading the way beneath an original staircase, complete with its curved timber handrail and a classic runner. Light filters in through a series of original side-by-side sash windows, each elegantly framed by softly arched reveals. These subtle architectural details quietly underscore the home's heritage. From the hallway, an iron staircase leads down into the west-facing, landscaped garden. Sheltered from neighbouring homes, this private retreat is ideal for morning coffee or a sundowner.

The top floor is home to two generously proportioned bedrooms and a bathroom suite. The principal bedroom, finished in soft neutral tones, looks out across the leafy rear gardens, heightening its sense of calm. Across the hallway, a second double bedroom benefits from underfloor heating. The main bathroom also enjoys underfloor heating and is centred around a freestanding clawfoot bath, perfectly positioned to take in treetop views over De Beauvoir.



EPC

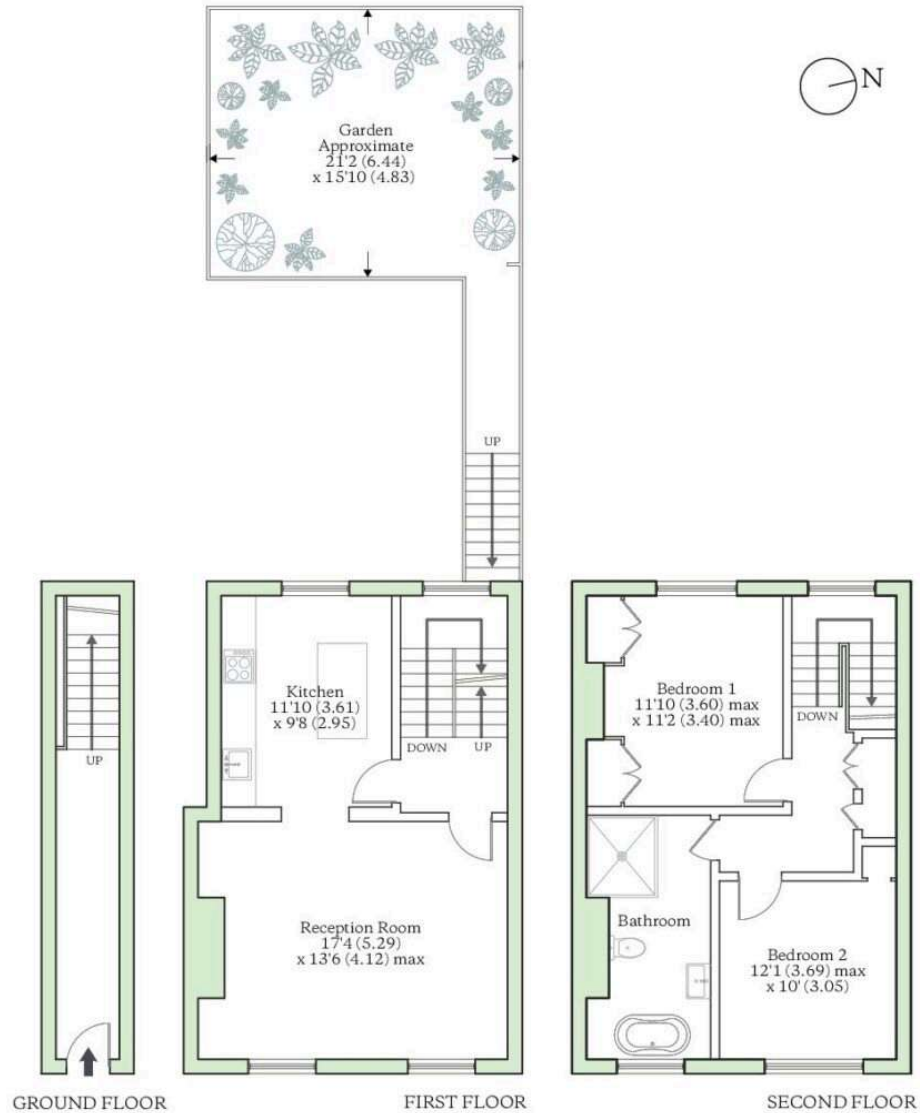
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SOUTHGATE ROAD, LONDON, N1

Approximate Area = 1004 sq ft / 93.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Aucoot. REF: 1341682

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