

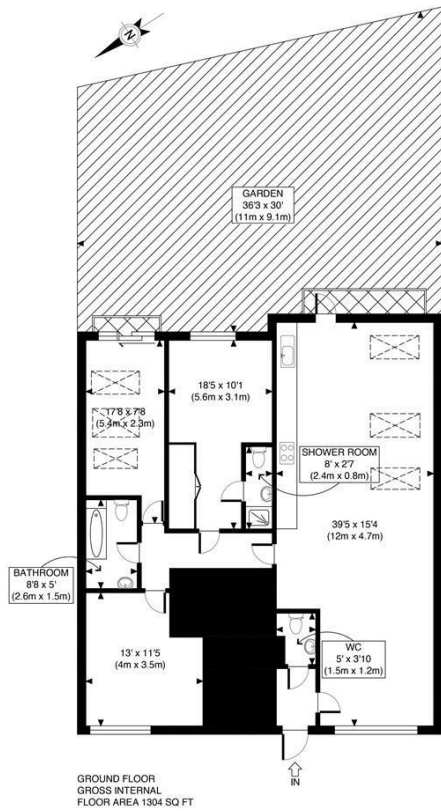
STAMFORD ROAD, DE BEAUVOIR, N1 N1 4JS

£1,400,000
SHARE OF FREEHOLD

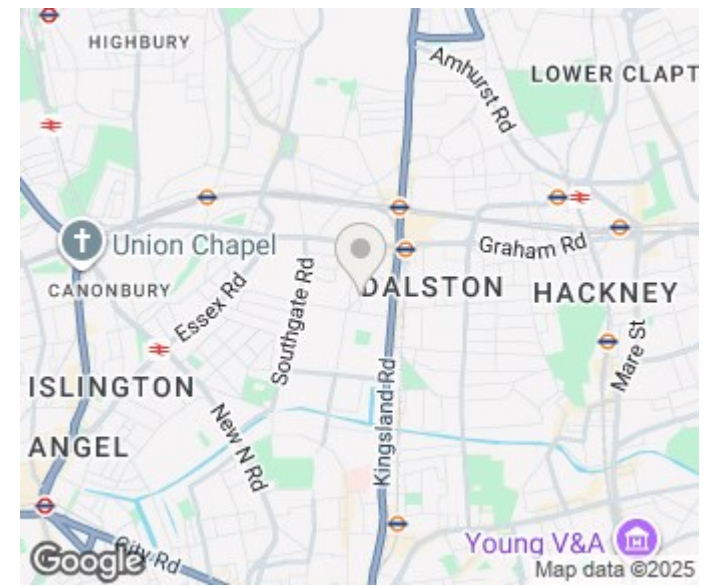
An exceptional and wider-than-average three-bedroom, two-bathroom Victorian Share Of Freehold situated on Stamford Road, in the heart of De Beauvoir. This property has a wealth of period features throughout, seamlessly blending timeless charm with modern living.

Upon entering, you are greeted by an inviting entrance hallway that includes a guest bathroom. The wonderful reception room boast full-height recently renovated double glazing picture windows fitted with custom-made shutters, bathing the rooms in natural light. The kitchen benefits from fitted Miele appliances with two ovens, a plate warmer and a double door American style fridge freezer. The dining area seamlessly connects to an expansive 1077 square foot garden, which captures the sun throughout the day—perfect for outdoor dining and entertaining.

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APPROX. GROSS INTERNAL FLOOR AREA 1304 SQ FT / 121 SQM	Stamford Rd
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 30/07/24 photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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