

INIGO



Cleveland Road

LONDON N1

SOLD

This bright one-bedroom apartment is laid out over two floors of an elegant 1860s townhouse on leafy Cleveland Road in De Beauvoir, north London. A wonderful quality of natural light ripples throughout the apartment, enhancing its refined colour palette and pared-back, natural materials. Though updated, it remains filled with fine mid-Victorian features, including functional shutters and handsome architraves. A private, romantically landscaped garden sits at the rear, with plenty of room for outdoor dining and relaxing.

Setting the Scene

Bordering Islington to the west and De Beauvoir to the east, Cleveland Road is comprised of two terraces of quintessential 19th-century townhouses. As was the case throughout the capital, residential town planning in this neighbourhood exploded in the second half of the 19th century. An ever-expanding merchant class, spawned from the profits of the industrial revolution and the widespread migration from rural areas to burgeoning conurbations, demanded new, impressive housing with closer proximity to the City.

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With frontages of stock brick, stuccoed on the raised and lower ground floors, the buildings in this section of the terrace are set back from the pavement and sheltered by foliage and planting within the sizeable front gardens. Such design elements reflecting the Victorians' regard for greenery and the inclusion of nature in architectural development. This apartment's sweeping sash windows take advantage of this position, framing tree-filled views at the front and rear.

The Grand Tour

Entry to the apartment is via steps down from the beautifully maintained front garden and through a glazed timber door to the lower ground floor. There is a broad and open staircase leading to the raised ground floor, where the bipartite sitting room and kitchen/dining room are presented and with high ceilings. Richly textured and refurbished original floorboards run underfoot throughout, rendering a natural sense of flow and cohesion between the two spaces.



In the kitchen, a row of waist-height painted timber units provide ample storage for food and utensils. A long bleached wood countertop is excellent for food preparation and houses a hob and a sink. Substantial open shelving above is perfect for displaying favourite pieces of crockery or storing cookbooks. The current owner has arranged a dining space beneath the large, elegant sash window that illuminates the room and captures views over the green front garden.

The sitting room is positioned to the rear of the plan. A quiet and calm space, the room has a fabulous view, with mature trees and many handsomely planted gardens unfurling beneath. French doors open onto a Juliet balcony, allowing a welcome breeze to roll through the home in the warmer months. A fine reclaimed French fire surround forms another focal point within the space and frames a working fireplace complete with cast-iron fire basket.

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The lower ground floor hallway is painted in a serene shade of white, with the skirting board and woodwork finished in a rich buttery tone. Natural light flows down from the open staircase to illuminate shelves fitted within the enveloping curvature of the space beneath the stairs. From here is the apartment's bedroom, a large space with peaceful garden views. There is plenty of room here for a king size bed and an abundance of built-in storage for clothing and linens. A door to the apartment's private garden is tucked to one side.

The bathroom is well illuminated by natural light from a sash window fitted with privacy glass. There is a luxurious and unusually deep bathtub set beneath discreet built-in cabinetry, as well as a sleek washbasin and WC. The washing machine is housed in a separate utilities cupboard on this floor.

The Great Outdoors

The communal garden at the front is neatly planted and beautifully maintained. There is a cosy, sheltered spot for bistro seating in the well beside the front door.

The private back garden has been thoughtfully presented out to provide a low-maintenance urban oasis with a distinctly Mediterranean feel. Trees run along the rear perimeter, enhancing the feeling of seclusion. A circular pebble pathway has been laid, forming a point of visual interest, and set at all four corners with flower beds of myrtle, dahlias, lavender, ferns, herbs and wildflowers. Along the brick wall that borders the ornamental landscaping there is a climbing rose, jasmine and passion flowers.

Out and About

The area surrounding Cleveland Road abounds with culinary and publican delights. The village hub of Southgate Road is home to a number of exciting eateries and watering holes including The De Beauvoir Arms, a local favourite, serving a medley of seasonal Mediterranean inspired dishes. For the Sunday morning pastry and coffee run the The De Beauvoir Deli never fails to delight. Pizza aficionados will undoubtedly abide by Sweet Thursday's offerings. The Baring is raved about endlessly and with much to substantiate the claims of greatness. The menu here is focused on sustainable sourcing and changes with the seasons – Sunday lunch is exceptional.

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Regent's Canal is but an eight minute walk from the apartment and takes you towards Angel and King's Cross, or east through the likes of Haggerston and onto the open space of Victoria Park. Rosemary Gardens is mere moments from the home, a popular park with a children's playground and exercise facilities.

The area enjoys excellent access to public transport, including several main bus routes to the City and central London. The London Overground runs from Haggerston, accessible in around 13 minutes on foot. Essex Road station is also nearby, around a 14 minute walk, and provides National Rail connections. Angel (Northern Line) and Highbury and Islington (Victoria Line) are reachable too for tube connections. King's Cross and St Pancras provide rail connection across the country and to the continent.

Tenure: Share of Freehold

Lease Length: Approx. 964 years

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.