

DEVONIA ROAD, NI



A beautiful, flat fronted early Victorian house situated along this sought after, central Islington road.

The accommodation is arranged over four storeys currently offering three large bedrooms, although converting back to the original four would be simple, a large through reception exceeding 22' in length, a well fitted kitchen/diner occupying the entire lower ground floor, a traditional style bathroom and separate shower room. The property also boasts a 50' garden and rear and front facing terraces. Additional attributes include stripped wood flooring to all the bedrooms and living areas and an abundance of period features.

Devonia Road is a stunning residential road situated just a short stroll from Upper Street with its extensive range of amenities and Angel Underground Station (Northern Line).

PRICE O.I.R.O. £1,000,000 FREEHOLD

THROUGH RECEPTION 22'5 x 11'10 (6.83m x 3.61m)



KITCHEN 15'8 x 13'2 (4.78m x 4.01m)



TOP FLOOR

BEDROOM ONE

16'2 x 12'9 (4.93m x 3.89m)

Two sash windows to front aspect, stripped and polished wood floorboards, two covered radiators.

BEDROOM TWO

12'1 x 10'1 (3.68m x 3.07m)

Sash window to rear aspect, stripped and polished wood floorboards, cornicing.

LANDING

Access to loft, fitted floor to ceiling storage cupboard.

STAIRS DOWN TO:-

Panelling to dado rail, picture rail.

HALF LANDING

Part glazed door incorporating stained glass panels leading to:-

TERRACE

6' x 6' (1.83m x 1.83m)

Decked terrace.

STAIRS DOWN TO:-

Panelling to dado rail.

FIRST FLOOR

BEDROOM THREE

16' x 12'11 (4.88m x 3.94m)

Two sash windows to front aspect, stripped and polished wood floorboards, picture rail, two covered radiators, cornicing. Opening through to:-

BEDROOM FOUR

12' x 8'2 (3.66m x 2.49m)

Currently used as a dressing room to the master bedroom. Two sash windows to rear aspect, covered radiator, wall of built in wardrobes with high level storage units, cornicing.

STAIRS DOWN TO:-

Panelling to dado rail.

HALF LANDING

SHOWER ROOM

Three piece suite comprising tiled shower cubicle with power shower, low level wc, wall mounted wash hand basin. Sash window to rear aspect, stripped and polished wood floorboards, panelling to dado rail, cornicing.

STAIRS DOWN TO:-

Panelling to dado rail.

GROUND FLOOR

ENTRANCE HALL

Wood flooring, panelling to dado rail, picture rail, covered radiator, cornicing. Doors leading through to:-

THROUGH RECEPTION

22'5 x 11'10 (6.83m x 3.61m)

RECEPTION ONE

Large sash window to front aspect, wood flooring, marble fireplace surround with cast iron insert and slate hearth, picture rail, cornicing, covered radiators, low level fitted cupboard. Double doors leading through to:-

RECEPTION TWO

Two sash windows to rear aspect, wood flooring, two fitted book cases each with a low level storage cupboard below, picture rail, cornicing, covered radiator.

BATHROOM

White three piece suite comprising stand alone, central filling roll top bath with shower attachment, low level wc, pedestal wash hand basin. Panelling to dado height, sash window to rear aspect, stripped and polished wood floorboards, heated towel rail, inset spot lighting.

STAIRS DOWN TO:-

Panelling to dado rail.

LOWER GROUND FLOOR

KITCHEN

15'8 x 13'2 (4.78m x 4.01m)

Range of hand built, solid wood, high and low level storage units, display shelving, mosaic tiled work surfaces incorporating a two bowl butler style sink with mixer tap, fitted gas hob with electric oven and stainless steel extractor hood. Space for oversized fridge/freezer, plumbing and space for dishwasher. Two sash windows to front aspect, wood flooring, covered radiator, inset spot lighting, stained glass panel. Archway opening through to:-

DINING AREA

12'6 x 11'10 (3.81m x 3.61m)

French doors leading through to the garden, wood flooring, covered radiator. Glazed door leading through to:-

STUDY

Wood flooring, fitted understairs storage cupboard, inset spotlighting. Part glazed door leading to the garden.

WC

Low level wc, airing cupboard, frosted window to rear aspect, inset spotlighting.

UTILITY ROOM

Tanked, under pavement utility area offering space and plumbing for a washing machine and tumble dryer. Door leading through to:-

PATIO

Front aspect, paved patio area with external lighting.

GARDEN

Approximately 50' Decked terrace leading to a mainly laid to patio walled garden with herbaceous borders.

