

# DE BEAUVOIR CRESCENT

LONDON N1 5RY



THE PROPERTY BROKERS

## Share of Freehold

- 5 bed 4 bath 3 reception
- Over 3,400 sqft (approx)
- Triplex Penthouse
- Share of Freehold - 988 years remaining
- Service Charge - £6,595 pa (approx)

A triplex penthouse with just over 3,400 sq ft (approx) of space including 5 bedrooms, 4 bathrooms and 3 receptions with a roof terrace offering unrivalled and unobstructed south facing views of East London and the City. Created by Studio Kyson in 2011, the level of finish and design throughout make this a spectacular penthouse.

Directly overlooking the Regents Canal with lift access to to the entire top three floor, this penthouse features an impressive double height living space on one side (South facing) with a bespoke open plan kitchen including Gaggenau and Miele appliances, electric touch opening units and large built-in storage keeping the space minimal. Double doors lead to a large south facing terrace cleverly lit and



# DE BEAUVOIR CRESCENT

LONDON N1 5RY



THE PROPERTY BROKERS

designed with the stunning views in mind. Industrial style stairs lead up to a mezzanine study and library area overlooking the living space below as well as embracing the City skyline in the distance. A landing with clever 'drop' laundry room leads to the master bedroom suite with two dressing rooms and an en-suite bathroom with double glass enclosed shower and a free standing bath. There are two further inter-connecting bedrooms and an en-suite bathroom together with a fully sound proofed cinema room on the fifth floor with access to a further terrace. On the fourth floor, the versatility of this penthouse becomes apparent as there is another bedroom or studio space along with the rare benefit a self-contained studio flat which is independently accessible and can either be closed off and let out or used as guest accommodation with total flexibility in mind.

Situated by all the amenities of Hoxton, Shoreditch and De Beauvoir with Dalston, Broadway Market and Islington within a beautiful footpath walk along the canal.



# DE BEAUVOIR CRESCENT

LONDON N1 5RY



THE PROPERTY BROKERS

The nearest travel links are Haggerston Overground Station, under 0.4 miles away along with Old Street tube and Liverpool Street station and the many bus routes of Kingsland Road and Balls Pond Road providing transportation towards the City and West End.



020 7993 6553

INFO@TBAPROPERTY.COM

WWW.TBAPROPERTY.COM

# DE BEAUVOIR CRESCENT

LONDON N1 5RY



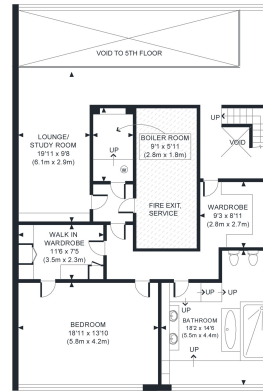
THE PROPERTY BROKERS



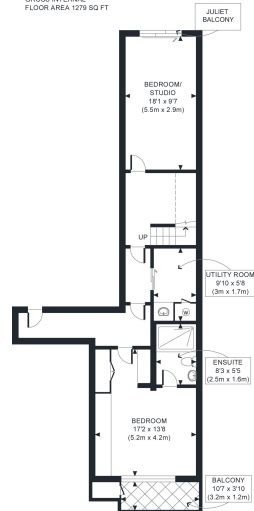
020 7993 6553

INFO@TBAPROPERTY.COM

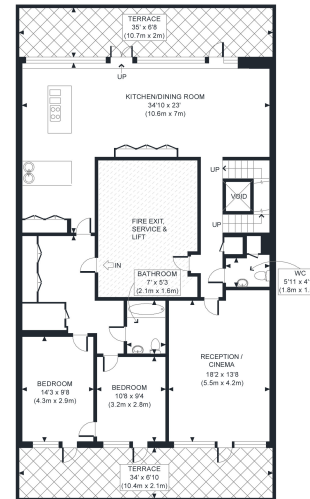
WWW.TBAPROPERTY.COM



SIXTH FLOOR  
GROSS INTERNAL FLOOR AREA 1079 SQ FT



FOURTH FLOOR  
GROSS INTERNAL FLOOR AREA 697 SQ FT



FIFTH FLOOR  
GROSS INTERNAL FLOOR AREA 1441 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 3417 SQ FT (317 SQM)

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.

SALES  
LETTINGS  
OFF MARKET  
ACQUISITIONS  
DEVELOPMENT  
COMMERCIAL  
VALUATIONS

**TOBIAS ALLAN**

*Director*

07970 963 478

**JAMES DANTON**

*Director*

07930 858 612

**ADAM JONES**

*Director*

07769 275 027

