

LOVE LIVING



64 Ecclesbourne Road, London, N1 3GG

Asking price £750,000



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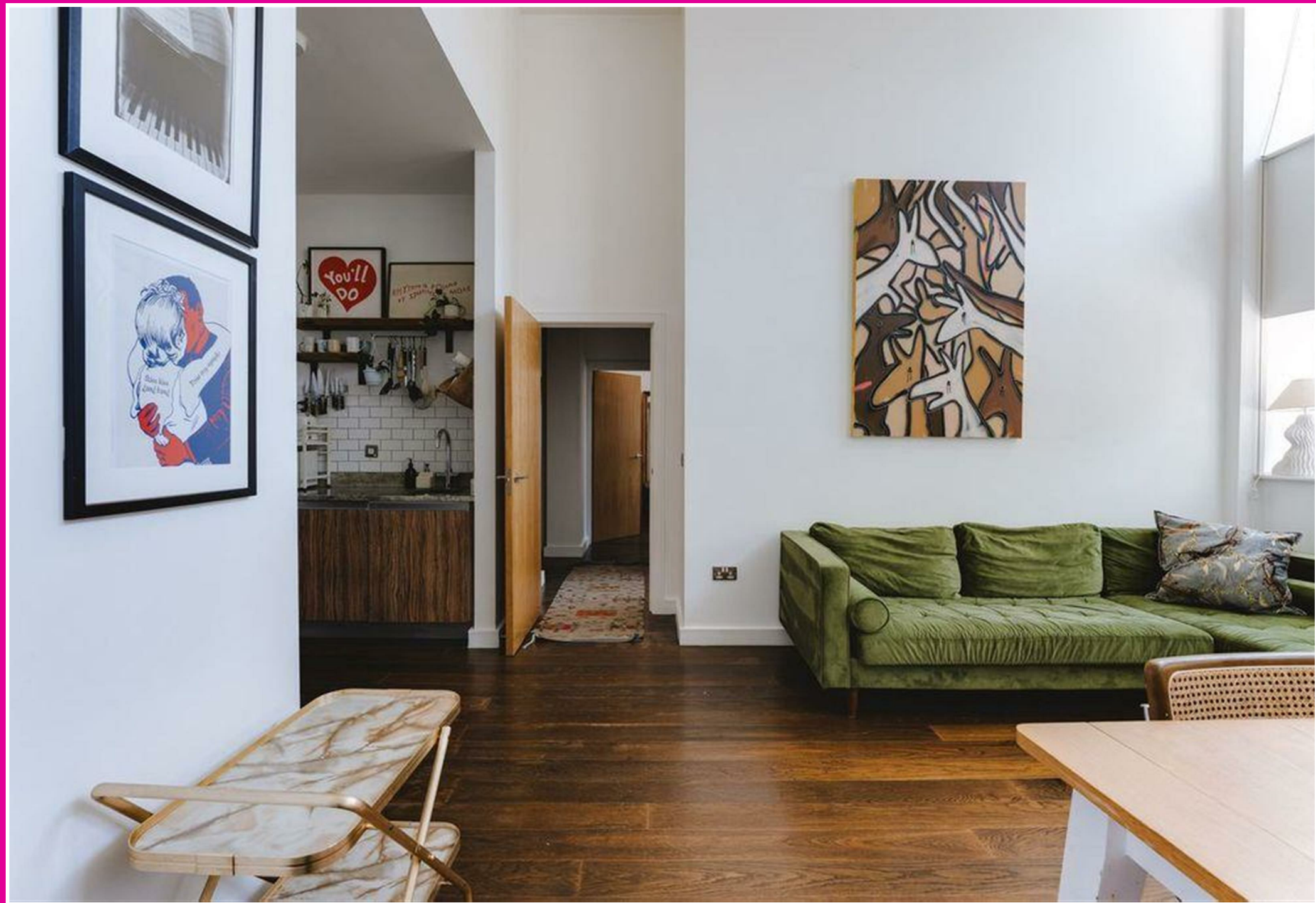
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64 Ecclesbourne Road

London, N1 3GG

- Exceptional Victorian school conversion set within secure gated grounds in the heart of De Beauvoir
- Impressive open-plan living space with soaring ceilings and oversized original school windows
- Private residents courtyard gardens with mature planting, seating areas and a wonderful community atmosphere
- Moments from Daytrip, The Dreamery, Stable Wine, Goodbye Horses and The De Beauvoir Arms
- Two double bedrooms and two bathrooms
- Approximately 776 sq ft of beautifully proportioned accommodation filled with natural light
- Walking distance to Haggerston Overground, Essex Road and Highbury & Islington stations, providing excellent connections across London

The Home -

Set within a beautifully converted Victorian school on sought-after Ecclesbourne Road, this remarkable two-bedroom apartment forms part of one of De Beauvoir's most distinctive residential conversions. Behind secure gated grounds and surrounded by mature planting, the apartment seamlessly combines contemporary living with the grandeur of its former life as a school, where soaring ceilings, oversized original windows and generous proportions create a home unlike anything else in the area.

Extending to approximately 776 sq ft, the apartment offers wonderfully balanced accommodation, with two double bedrooms, two bathrooms and an impressive open-plan living space at its heart. The building enjoys a strong sense of community amongst residents, while its enviable location places the cafés, wine bars and independent restaurants of De Beauvoir, Canonbury and Islington within easy walking distance. Local favourites include Daytrip, The Dreamery, Stable Wine, Goodbye Horses and The De Beauvoir Arms, while excellent transport links from Haggerston Overground, Essex Road and Highbury & Islington provide swift connections across London.

Offered with over 100 years remaining on the lease, this is a rare opportunity to own a character-filled home within one of De Beauvoir's most admired landmark buildings.



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The Indoors

Accessed via the building's beautifully maintained communal entrance halls, the apartment opens into a generous central hallway that immediately showcases the exceptional scale synonymous with Victorian school conversions.

At the heart of the home lies an extraordinary open-plan reception room, where dramatic ceiling heights rise far above oversized original school windows. Natural light pours through the apartment throughout the day, illuminating rich dark timber flooring and emphasising the sense of volume rarely found in modern developments.

The reception space comfortably accommodates distinct living and dining zones, creating an ideal environment for both entertaining and everyday family life. Adjacent sits the contemporary kitchen, thoughtfully designed with granite worktops, Bosch appliances, ample storage and open shelving, all finished in a timeless palette that complements the building's historic character.

The principal bedroom is wonderfully tranquil, framed by tall windows and impressive ceiling heights, with ample space for a king-sized bed and extensive storage. The second bedroom is equally versatile and currently serves as a nursery, though it would work perfectly as a guest bedroom, home office or children's room.

A particular advantage of the apartment is the presence of two bathrooms. The principal family bathroom features a full-sized bath, while a separate shower room provides additional practicality for busy households and visiting guests.

Throughout the apartment, the combination of towering proportions, original architectural detailing and contemporary finishes creates a home that feels both characterful and effortlessly functional. The current owners have further enhanced the space with bespoke shelving, upgraded appliances and smart home technology including a Google Nest heating system.

The Outdoors



The apartment sits within secure gated grounds, hidden away from the surrounding streets and offering an unexpected sense of calm in the heart of De Beauvoir.

Residents enjoy access to beautifully maintained communal courtyard gardens, complete with seasonal planting, established flower beds and charming seating areas. It is a wonderfully private setting, perfect for enjoying a morning coffee, reading a book in the sunshine or catching up with neighbours.

The development is known for its welcoming community atmosphere, with residents regularly coming together for seasonal events and maintaining an active residents' group that contributes to the unique character of the building.

Loving The Location

Ecclesbourne Road sits between De Beauvoir, Canonbury and Islington, one of north London's most sought-after neighbourhoods.

The area is renowned for its thriving independent food and drink scene, with local favourites including Daytrip, The Dreamery, Stable Wine, Goodbye Horses, The De Beauvoir Deli and The De Beauvoir Arms all within easy walking distance. Upper Street, Dalston and Shoreditch are also close by, offering an endless choice of restaurants, bars and cultural destinations.

For those seeking green space, De Beauvoir Square, Shoreditch Park and Regent's Canal are all nearby, providing a welcome escape from city life.

Transport connections are excellent, with Haggerston Overground, Essex Road and Highbury & Islington stations all within walking distance, alongside numerous bus routes providing quick access to the City, Angel, Old Street and beyond.

Despite its central location, this pocket of De Beauvoir retains a wonderfully residential feel, offering the perfect balance of community, tranquillity and connectivity.





Floor Plans



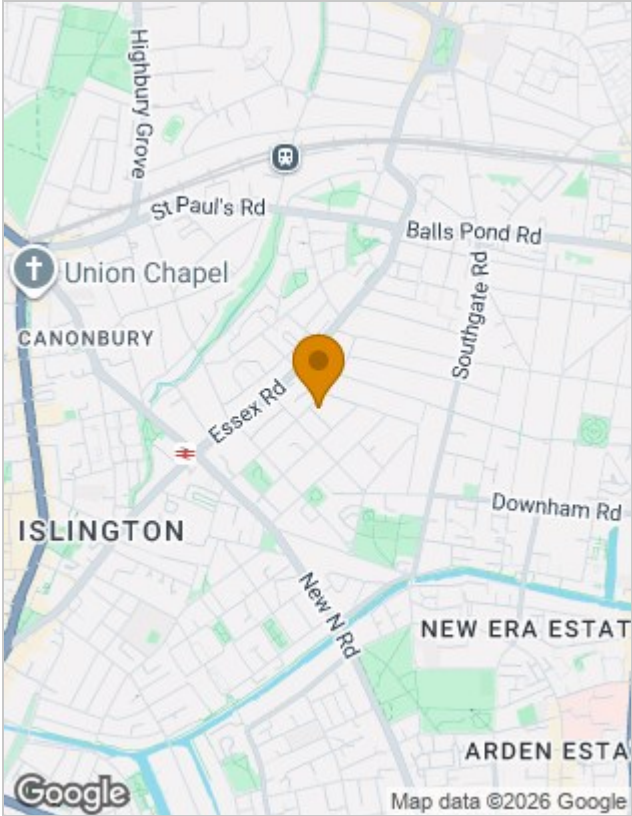
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

