



Cleveland Road, London, N1

BUTLER & STAG





# Charming one bedroom split-level garden apartment situated on a quiet residential road in the ever-popular De Beauvoir.



- One Bedroom Apartment
- Private Garden
- Own Entrance
- Part Furnished
- Split-Level Victorian Conversion
- Well-Presented Throughout
- Leafy and Popular De Beauvoir Location
- Available from 5th September 2025

Set within a Victorian conversion in a highly sought-after area, this apartment exudes character and the split-level layout adds a unique touch, providing a sense of space and separation within the home.

Comprising of a light double bedroom, a modern stylish bathroom and storage space, all contained within the ground floor, the upper level features a gorgeous open-plan kitchen / reception with ample space for living and dining.

One of the standout features of this property is of course the private garden, offering you your own outdoor space where you can relax and unwind.

Leafy Cleveland Road principally comprises of attractive period property and is located just moments away from the cafes and shops of Southgate Road, as well as the hustle and bustle of Islington and Upper Street which boast a fantastic range of independent shops, bars and award-winning restaurants. Both Haggerston overground and Essex Road national rail stations are a walk away for those seeking a straightforward commute.

Offered part furnished and available from 5th September 2025.

EPC Rating - D  
Council Tax Band - D







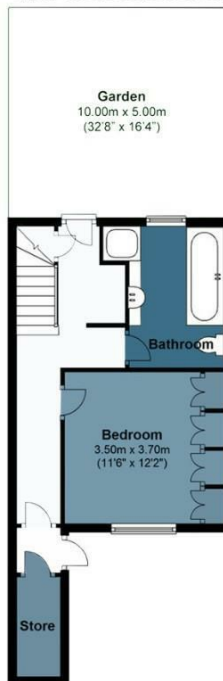
## Cleveland Road, N1

Approx. Gross Internal Area 62.8 Sq M ( 675.5 Sq Ft )

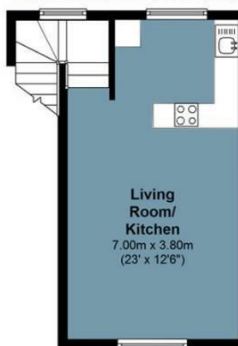
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**Ground Floor**  
Approx. 35.3 sq. metres (379.5 sq. feet)



**First Floor**  
Approx. 27.5 sq. metres (296.0 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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