



Cleveland Road, London, N1

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# Stunning two bedroom split-level period conversion situated on a quiet tree-lined road in ever-popular De Beauvoir.



- Two Bedroom Split-Level Victorian Conversion
- Period Features
- Exceptional Storage Space
- Unfurnished
- Leafy and Popular De Beauvoir Location
- Brand New Bathroom
- Viewings Available from W/C 26th May
- Available from 6th June 2025

Accessed via its own private entrance on the upper ground floor, this 800+ Sq/Ft apartment is mainly arranged over the upper two floors of a striking four-storey Victorian residence.

Featuring a large living room, separate smart kitchen with room to dine, two double bedrooms and a brand-newly fitted bathroom, the property further benefits from an exceptionally handy additional storage room.

Leafy Cleveland Road principally comprises of gorgeous 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.

Perfect for a couple or two professional sharers, this must-see property is offered unfurnished and available from 6th June 2025.

EPC Rating D  
Council Tax Band D







## Cleveland Road

Approx. Gross Internal Area 75.2 Sq M ( 809.7 Sq Ft )

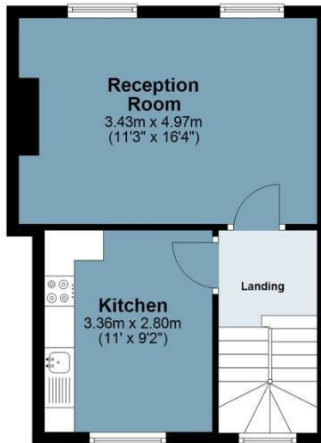
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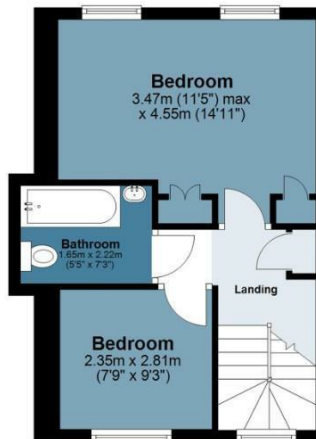
**Raised Ground Floor**  
Approx. 4.5 sq. metres (49.0 sq. feet)



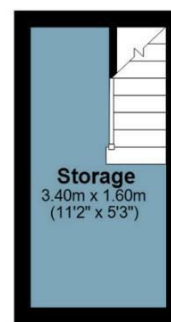
**First Floor**  
Approx. 32.8 sq. metres (352.9 sq. feet)



**Second Floor**  
Approx. 32.2 sq. metres (346.4 sq. feet)



**Third Floor**  
Approx. 5.4 sq. metres (58.6 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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