



Beautiful 5 storey period home backing onto Regents Canal.

Noel Road, Islington, London, N1

£3,550,000 Freehold





Main bedroom with dressing area and en-suite bathroom • 4 further bedrooms and further bathroom. • Sep WC • Elegant through drawing room. • Fitted kitchen with Aga • Dining/Day room leading out to rear garden • Utility room • Storage vault • 50' south facing garden overlooking canal • Fitted kitchen with Aga • Fabulous extensive wine cellar • Backs onto Regents Canal with southerly views Refurbished to the highest standards with attention to layout and style • So convenient for Angel and Upper Street • Grade II listed

Local Information

A short walk to The Angel with its excellent transport links, including buses and underground along with the multitude of shops and restaurants. It is also walking distance to the City and easy cycling distance to both the West End and Canary Wharf

About this property

This is a most attractive five storey Georgian House built around the early 19th century, that backs directly onto the Regents Canal. Crenelated balconies, mitred windows, original shutters and corncicing are amongst the many period features.

Recently refurbished and redecorated inside and out with fine fixtures and fittings throughout. Of particular note is the super kitchen dining/day room leading directly out the rear garden and the most elegant drawing room on the ground floor. There is an Aga amongst the fitted kitchen and a terrific glazed fronted wine cellar.

The first floor houses a large double bedroom and a study/bedroom that leads out to a wonderful balcony that overlooks the garden and canal to the rear. The second floor is occupied by the main bedroom with a very clever dressing area and en-suite bathroom. The top floor houses 2 further bedrooms and a further bathroom with storage on the landing.

The current owners have restored the house to the highest standards with care an attention to the layout and the stylish finish.

A really super canalside house in immaculate condition; a family sized house that is genuinely ready to move into.



Tenure
Freehold

Local Authority
Islington

Energy Performance
EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.
Telephone:
+44 (0) 207 226 1313.





Noel Road, Islington, London, N1
Gross Internal Area 2332 sq ft, 216.6 m²

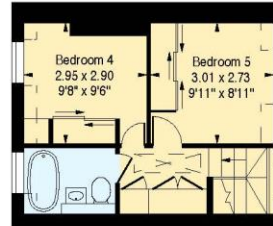
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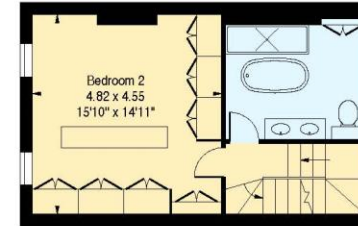
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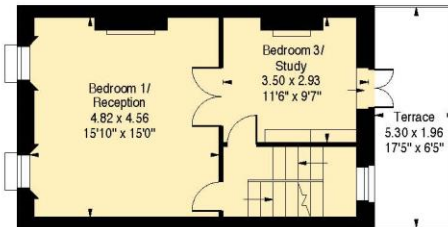
Noel Road, N1
Approximate Gross Internal Area = 2332 sq ft / 216.64 sqm
Approximate Gross Garden Area = 873 sq ft / 81.10 sqm
Approximate Gross Terrace Area = 111 sq ft / 10.31 sqm



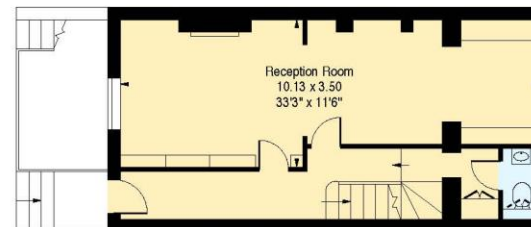
Third Floor



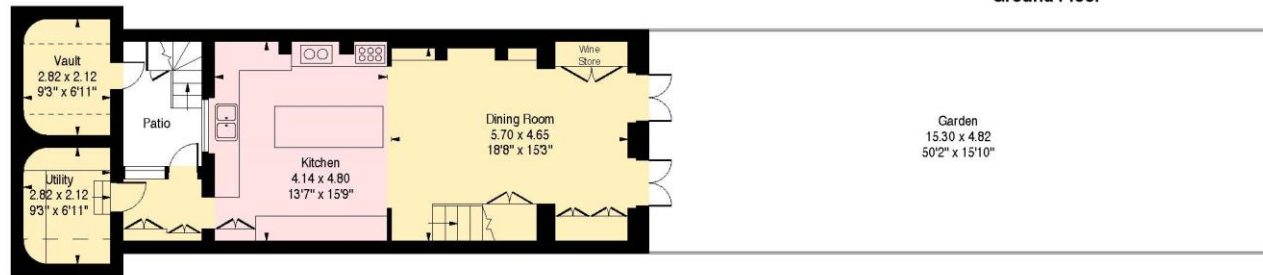
Second Floor



First Floor



Ground Floor



Lower Ground Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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