



# Stunning two bedroom maisonette set on Linton Street.

**Linton Street, London, N1**

£950,000 Share of Freehold

**savills**



Reception • Kitchen • 2 bedrooms • Bathroom • Beautiful period features • Share of freehold • Arlington Square conservation area • Located near to excellent transport links • Own private entrance

### Local Information

There are good local shops and cafes with Angel and Upper Street within easy reach. There is also a useful Arlington Square Residents Association. The City is within easy reach with the property being well placed for the stations of Angel, Essex Road and Old Street.

### About this property

Located in the Arlington Square Conservation Area this charming Victorian conversion is beautifully presented, with its own entrance and share of freehold, is well-placed for access to Angel and the City. The house has been renovated throughout. The new kitchen display a marble worktop and a butler sink, marble fireplace and shuttered sash window in the living room and high ceiling with moulding throughout. The ground floor include the kitchen, dining area and living room, with a tiled bathroom at the far end. On the first floor, there is spacious double bedroom with views across Union square and another double bedroom, both with fitted wardrobe. The house has plenty of storage throughout, including under the stairs and access to a large attic. The property also benefits purpose built seating area on the flat roof.

### Tenure

Share of Freehold

### Local Authority

Hackney

### Energy Performance

EPC Rating = C

### Viewing

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

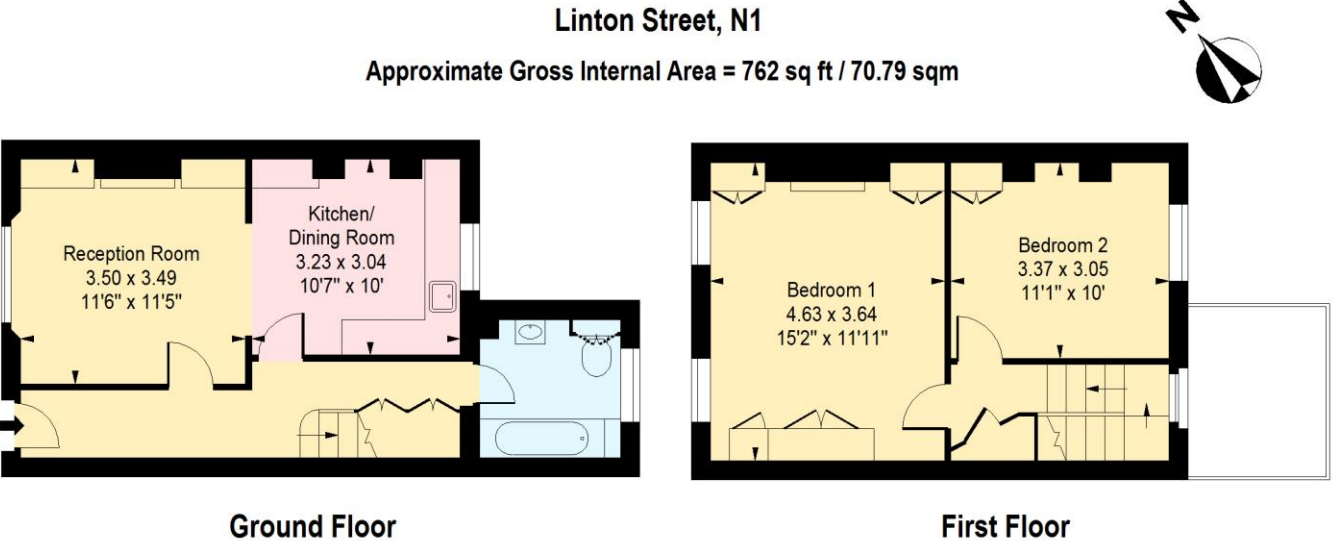







Linton Street, London, N1  
Gross Internal Area 762 sq ft, 70.8 m²

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Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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