



## A substantial period home on the raised pavement on Cross Street

**Cross Street, London, N1**

£3,300,000 Freehold

savills



Double reception room • High specification kitchen with larder open to dining room • Master bedroom suite with dressing area and en-suite bathroom • 4 further double bedrooms • 2 further bathrooms • Separate w.c. • Roof terrace • Private south facing landscaped garden leading to a studio at the rear • Phenomenal attention to detail • Cross Street Conservation area

### Local Information

Cross Street is located between Upper Street and Essex Road so has convenient access to the wide ranging amenities that Upper Street has to offer. Transport links are provided for with Essex Road train station, The Angel (Northern Line) and bus routes and finally Highbury & Islington Station (Victoria Line, London Overground, National Rail and International Rail Links).

### About this property

The house and garden have been subject to a beautiful restoration and refurbishment, the current owners have sympathetically blended an authentic period style finish with high quality modern fittings.

The house has light and airy accommodation arranged over 5 floors and includes a super newly installed kitchen which opens to an attractive dining/family room. French doors open to a paved terrace which then leads to a quiet landscaped south facing garden with studio at the bottom.

On the raised ground floor there is a beautifully bright through drawing room.

An extremely light master suite occupies the first floor and overlooks the landscaped garden at the rear. The dressing room and en suite bathroom is towards the front of the house.

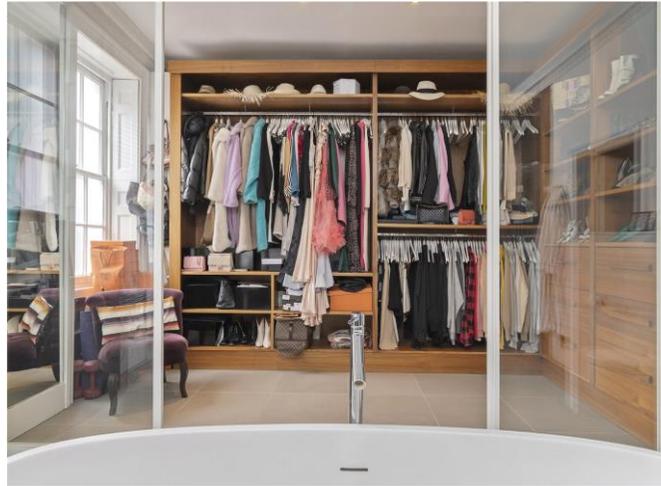


There are two double bedrooms and a family bathroom on the second floor, on the top floor there are two double bedrooms of which one has an adjoining South facing terrace, and a shower room.

This is a truly stunning Grade II listed 5 double bedroom family home on one of Islington's finest roads.

**Tenure**  
Freehold

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





Cross Street, London, N1

Gross Internal Area 2640 sq ft, 245.3 m<sup>2</sup>

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