



AN EXCEPTIONAL FOUR BEDROOM, THREE BATHROOM GRADE II LISTED FAMILY HOME WITH A WEALTH OF PERIOD FEATURES AND A BEAUTIFULLY LANDSCAPED, SOUTH FACING GARDEN

ELLINGTON STREET
LONDON, N7 8PN

Guide Price £2,750,000 - Freehold



first floor reception room • further reception room • conservatory • kitchen/dining room • utility • 4 double bedrooms • en suite bathroom • 2 further bathrooms • roof terrace • rear garden

Location

Ellington Street is one of Islington's most attractive. There are excellent transport links to the City within easy reach at Highbury & Islington station which is only a walk away, and Upper Street with its renowned cafes, restaurants and boutiques are equally accessible. Barnsbury with its many garden squares and gastro pubs is also close by.

Description

An exceptional four bedroom, three bathroom Grade II listed family home with a wealth of period features and a beautifully landscaped, south facing garden. The property is beautifully presented and offers flexible accommodation with the option of a fifth bedroom and the lower level arranged as a self-contained one bedroom guest apartment. The kitchen and dining room are set on the raised ground level with a charming conservatory overlooking the garden, which is accessed directly through the conservatory or via the useful utility room. The garden extends to about 60' and is attractively landscaped with mature planting and a charming summerhouse at the far end. The first floor has a classic reception room to the front, with two full height windows, impressive fireplace and a beautiful cornice creating a sense of grand elegance. To the rear is a double bedroom currently used as a study. The master bedroom is set on the second floor complete with a large en-suite to the rear. This room also again has many elegant period features including a large fireplace, full height windows and cornice. The third floor offers a large, light-filled studio room with a private terrace to the front with beautiful rooftop views. This room would be perfect for guests or older children and has a small kitchenette.

Viewing

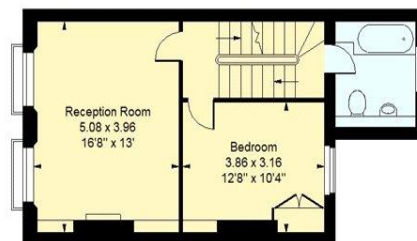
Strictly by appointment with Savills.





Ellington Street, N7

Approximate Gross Internal Area = 2456 sq ft / 228.16 sqm



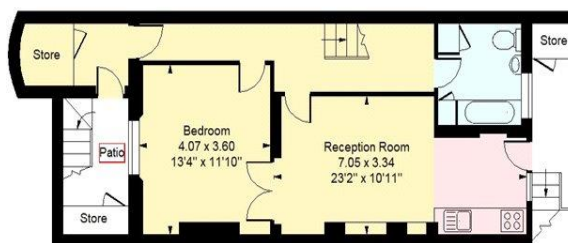
First Floor



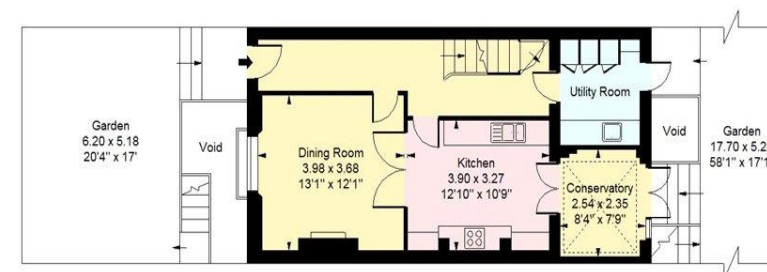
Second Floor



Third Floor



Lower Ground Floor



Raised Ground Floor

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.
© ollyhevvitt.co.uk



Islington
David Gwinnutt
david.gwinnutt@savills.com
+44 (0) 207 226 1313

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that:
1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190529EMNO