



Fabulous three bedroom upper maisonette with three terraces and views directly over Arlington Square.

Arlington Square, London, N1

Offers in excess of £1,500,000 Share of Freehold



Reception room • Kitchen • 3 double bedrooms • En suite bathroom • Further bathroom with separate shower • Three roof terraces • Fantastic condition • Share of freehold • Excellent proportions • Direct view of Arlington Square

Local Information

The area is an unusually peaceful haven and is primarily made up of small early Victorian houses centred around the Square which is one of two beautifully maintained public garden squares in the area. Angel's shops and restaurants are only a scenic walk away along the canal tow path, with the property benefitting from excellent transport links to the City and beyond with the closest stations being Angel, Old Street, Essex Road and Highbury & Islington.

About this property

A fabulous upper maisonette over three levels with direct views of Arlington Square.

There is a beautiful open plan kitchen / reception on the first floor with oak flooring throughout and large floor to ceiling windows overlooking the square. The kitchen is beautifully appointed and includes Gaggenau oven and hob. There is also a family bathroom with separate bath and shower area, beautifully finished in marble off the half landing. The first of the roof terraces is off the next half landing with lovely views over the gardens to the rear. There are two double bedrooms on the second floor with views for the square from one bedroom and to the rear from the other. The property is the only house on the square to have extended upwards

creating a beautiful master bedroom with en suite bathroom and the second of the terraces, again with views of the square. All bedrooms have new wooden flooring installed. Stairs lead to the final and most impressive roof terrace. It has wonderful 360 degree views of Islington, The city and Canary Wharf.

This truly special property has been beautifully and thoughtfully renovated by the current owners over the last three years. It has underfloor heating throughout most of the property, is in fantastic condition and is offered chain free and with a share of the freehold.

Tenure

Share of Freehold

Energy Performance

EPC Rating = D

Viewing

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

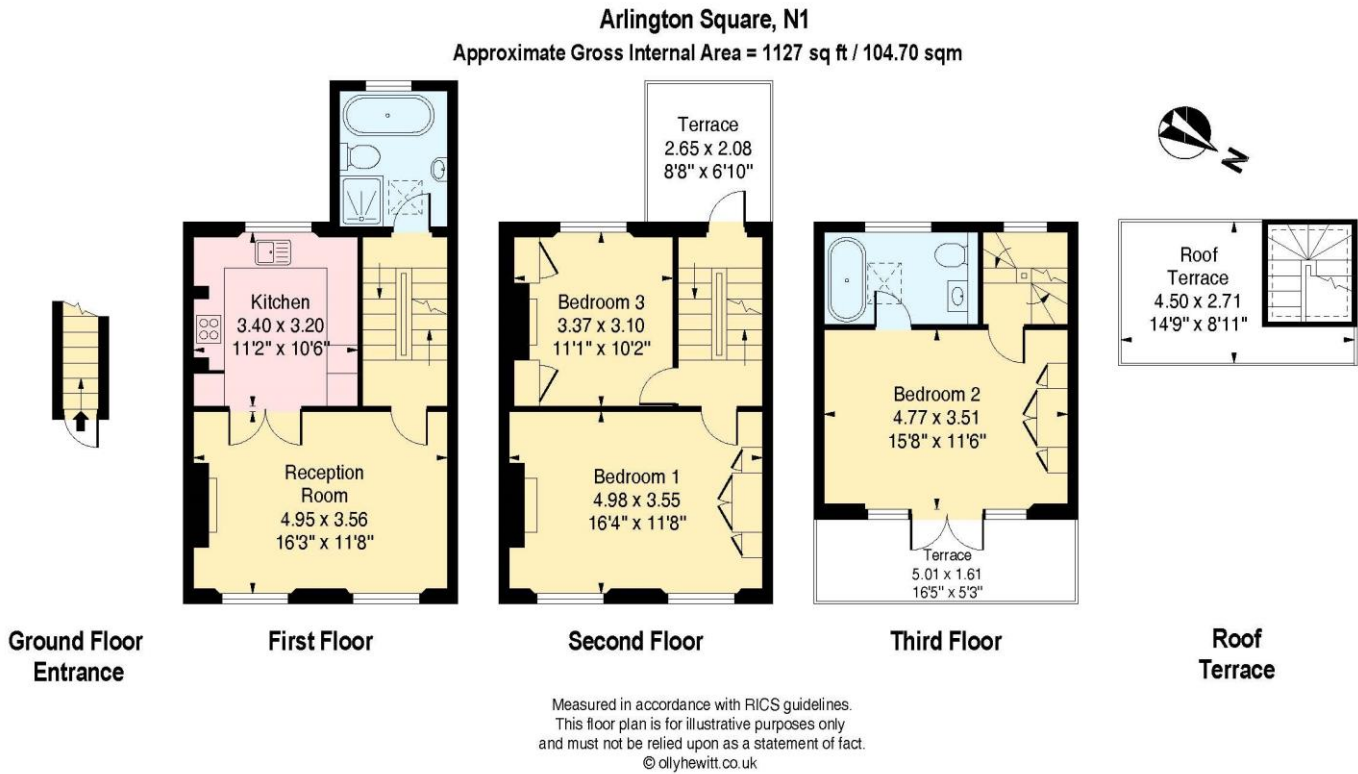





Arlington Square, London, N1
Gross Internal Area 1127 sq ft, 104.7 m²

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| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 58 | 77 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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