



A handsome Georgian town house.

Duncan Terrace, Islington, London, N1

£2,995,000 Freehold



Double reception room • Kitchen/breakfast room • Utility Room
• Dining Room • Four bedrooms • Two bathrooms • Garden •
Patio • Elegant Georgian Terrace • Grade II listed • Prime
central Islington • Close to Angel Station • No onward chain

Local Information

Duncan Terrace is a quiet elegant Georgian terrace of Grade II listed properties, situated behind Camden Passage in the heart of Islington. It is one of Islington's premier streets, fronted by a quiet strip of garden on a one way street within the conservation area.

It is well placed for the excellent bars, shops and restaurants of Upper Street. The local shops and cafes of Camden passage are moments away. Angel Station (Northern Line) is approximately 300 m walk and is on the Bank Branch. Moorgate, Bank/Monument and London Bridge are all within 4 stops and King's Cross/St. Pancras International Station, with its extensive London links and beyond, is just one tube stop away. Highbury & Islington is also within easy reach (Overground, British Rail & Victoria line). There are many bus routes from Angel, heading both East, West and into the City

About this property

The accommodation of this elegant, Grade II listed, home is arranged over five floors and is both light and airy, with fine fixtures and fittings throughout.

The house is particularly well laid out with generous entertaining and dining spaces, with a large double reception over the ground floor and a separate dining room across the garden level, along with a spacious open plan kitchen and extended breakfast room. Sliding doors lead directly out onto the easily maintained paved 33' garden at the rear.

The principal bedroom suite is across the first floor, benefiting from floor to ceiling windows and en suite bathroom. There are three additional double bedrooms and a family bathroom on the second and third floors.

Importantly, this house is offered chain free.

Tenure

Freehold

Local Authority

London Borough Of 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.





Duncan Terrace, Islington, London, N1
Gross Internal Area 2697 sq ft, 250.6 m²

Adam Smith
Islington
+44 (0) 207 226 1313
arsmith@savills.com



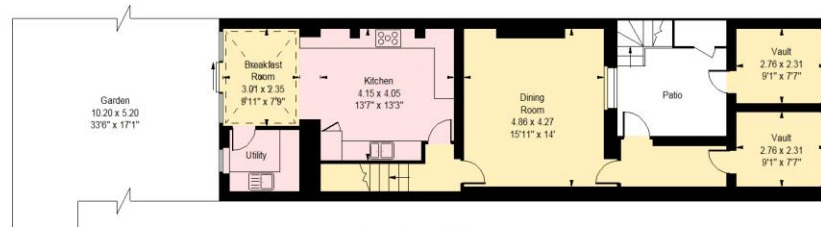
savills

savills.co.uk

Duncan Terrace, N1
Approximate Gross Internal Area = 2697 sq ft / 250.55 sqm
Vaults
Approximate Gross Internal Area = 141 sq ft / 13.10 sqm



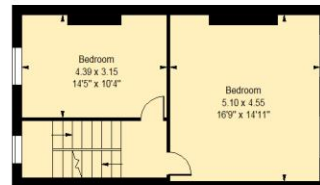
Ground Floor



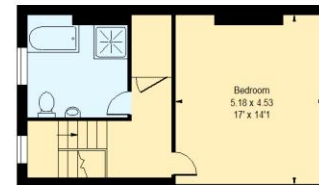
Lower Ground Floor



First Floor



Second Floor



Third Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

Important Notice Savills, its 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. 20210215EMNO

