



A stylish two bedroom laterally converted flat with roof terrace in central Islington

Theberton Street, Islington, London, N1

£875,000 Leasehold



Reception room • Kitchen • Two bedrooms • Bathroom • Shower room • Roof terrace • Storage room • Period features • Central location • Large windows • High quality finishes and fittings • Wood flooring • Excellent condition

Local Information

Situated just off Gibson Square and Upper Street, Theberton Street is an extremely central tree-lined residential street. It is very well placed for the excellent amenities in central Angel, including the many restaurants, bars and shops. Transport links are excellent with numerous bus routes on Upper Street, heading into the City, Kings Cross and the West End. Angel Station (Northern Line) is only 577mtrs away and Highbury & Islington Station (Victoria Line and Overland Services) is just 947mtrs away. The newly fashionable Granary Square and Coal Drops Yard is only 1.35km away.

About this property

A delightful two bedroom, two bathroom apartment laterally converted across the first floor of this attractive Grade II listed property in one of Islington's best known locations.

The property has been beautifully refurbished by the current owner creating an elegant living space with good natural light. The reception room has two large sash windows, which have been sound proofed, feature fireplace and wood flooring. The modern stylish kitchen has space for dining table and two large sash windows creating a bright and attractive dining space.

The main bedroom has good built-in storage and an en-suite shower room. The second bedroom, currently used as an office has attractive French doors leading to the private terrace at the rear. The guest bathroom is styled in beautiful white marble and white bathroom suite.

The property also has a very useful and large storage room located on the half landing in the communal hallway.

Tenure

Leasehold

Local Authority

Islington

Energy Performance

EPC Rating = E

Viewing

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

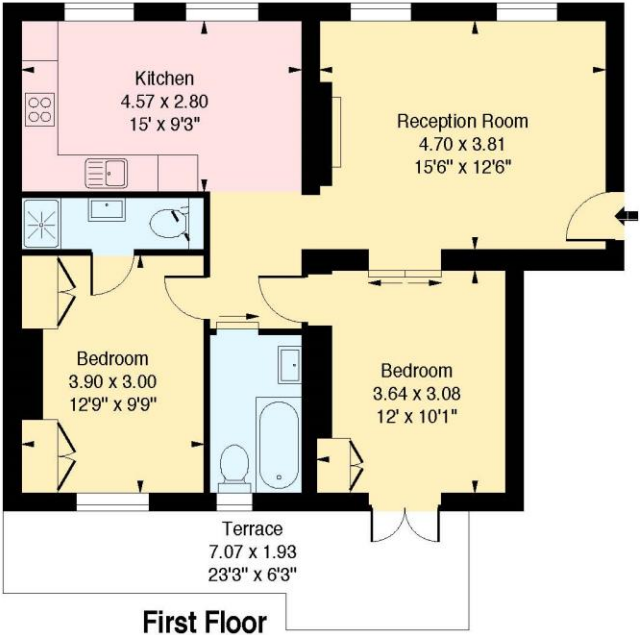




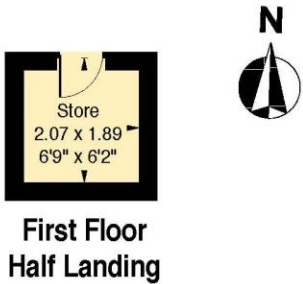
Theberton Street, Islington, London, N1
Gross Internal Area 756 sq ft, 70.23 m²

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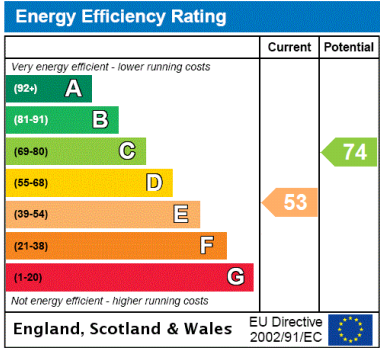
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Theberton Street, N1
Approximate Gross Internal Area = 756 sq ft / 70.23 sqm
(Excluding Store)
Approximate Gross Store Area = 40 sq ft / 3.72 sqm
Approximate Gross Terrace Area = 131 sq ft / 12.17 sqm



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