



A well-proportioned Georgian family home just behind Camden Passage

Colebrooke Row, London, N1

£3,500,000 Freehold

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Drawing Room • Home office • Further reception room • Super kitchen/day room • Four double bedrooms • Family bathroom • Further bathroom • Second floor utility • Storage vaults • Landscaped garden • Fantastic terrace off the reception room • Garage • Heart of Duncan Terrace Conservation area • Super views the length of Charlton Place • Garage • Excellent decorative condition • Terrific decorative order • Grade II listed

Local Information

In the middle of Colebrooke Row and opposite Duncan Terrace Gardens this beautiful Georgian home enjoys views the length of Charlton Place. The house is well placed for all the amenities in central Islington. The property sits just behind Camden Passage moments from The Angel with its extensive shopping and restaurants. Additionally the excellent transport links provide easy access to the City, West End and beyond. Colebrooke Row is extremely central yet in a quiet, largely residential street.

About this property

This beautiful Georgian home is arranged over 5 floors and enjoys light and airy rooms throughout. There is plenty of living space on the ground and lower ground floors and elegant bedrooms and bathrooms on the upper floors. Of particular note with this house is the 65' rear garden that leads directly from the bright kitchen/dining room. The garage, an uncommon bonus with central Islington houses, is located at the end of the garden.

The 2 vaults to the front are utilised for storage and the roof terrace off the reception room on the ground floor overlooks the length of the rear garden.

This is a most attractive Grade II listed Georgian house on a preferred road within the Duncan Terrace Conservation Area.

Tenure

Freehold

Local Authority

Islington

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.
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Colebrooke Row, London, N1
Gross Internal Area 2417 sq ft, 224.5 m²

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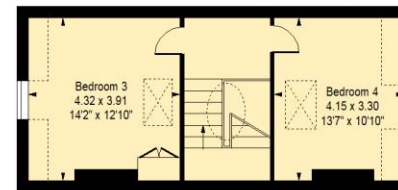
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Colebrooke Row, N1
Approximate Gross Internal Area = 2417 sq ft / 224.54 sqm
Approximate Garage Area = 187 sq ft / 17.37 sqm
Approximate Vaults Area = 146 sq ft / 13.56 sqm



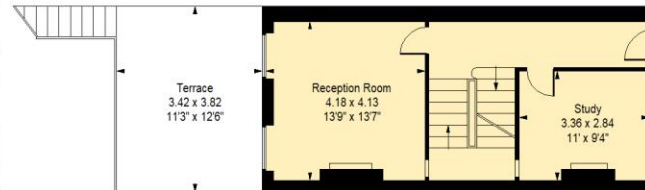
Second Floor



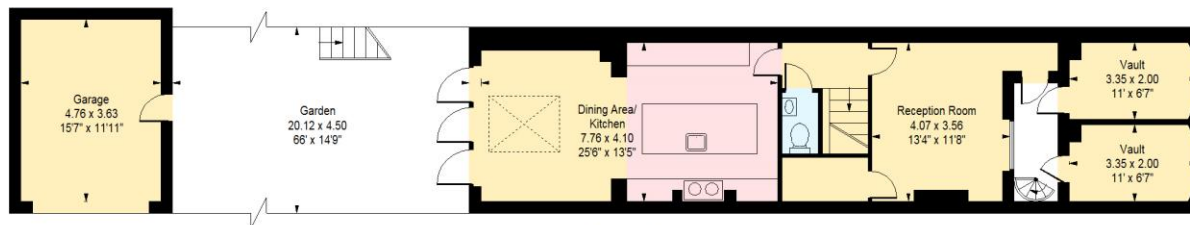
Third Floor



First Floor



Ground Floor



Lower Ground Floor

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