



Elegant Grade II listed house in the heart of the Angel

Noel Road, Islington, London, N1

£2,725,000 Freehold

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Grade II listed Victorian house • Exceptionally refurbished throughout • Double reception room with period features • Beautifully designed walled rear garden • Home office/garden room • Stunning fully fitted modern kitchen • Bright and spacious dining room • Three double bedrooms • Family bathroom with roll top enamelled copper bath • Further shower room and guest cloakroom • Utility room • Tanked vaults for storage • Perfect location in the heart of the Angel • Excellent transport facilities

Local Information

Twenty metres from the Regent's canal and a short walk to the Angel with its excellent transport links, including buses and underground along with the multitude of shops and restaurants. It is also walking distance to the City and easy cycling distance to both the West End and Canary Wharf.

About this property

This Grade II listed Victorian house has been refurbished to an exceptionally high standard throughout. The owners have elegantly blended original period features with stunning modern design. The main entrance is to the side, resulting in a wide reception room. This floor is flooded with light and has numerous period features including working shutters and marble fireplaces.

Stairs lead you down to the half landing and a door to the walled rear garden. This is a tranquil space, perfect for summer entertaining.

The original garage has now been converted into a home office/garden room with a stone flagged floor and doors onto a raised deck.

The modern kitchen and dining/living room are on the lower ground floor. There are crital windows to three sides, a stone floor and a marble fireplace. There is also a utility room and a panelled cloakroom on this floor. The two external vaults are fully tanked and offer wonderful storage.

The principal bedroom with fully fitted wardrobes is on the first floor, together with a stunning bathroom which includes a roll top enamelled copper bath.

Two further bedrooms, fitted wardrobes, a walk-in linen cupboard and shower room are on the top floor.

This is a truly wonderful house in the perfect location.



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.
Telephone:
+44 (0) 207 226 1313.





Noel Road, Islington, London, N1
Gross Internal Area 1629 sq ft, 151.3 m²

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