



Beautiful Georgian house in the heart of the Angel Islington.

**Elia Street, Islington, London, N1**

£1,899,000 Freehold





Georgian family house in the heart of Islington • Close to Regents Canal • Short walk from Angel tube • 3 double bedrooms • Single/cot room • 2 bathrooms and further cloakroom • Secluded South Westerly terrace off main bedroom • Double reception room • Study • Modern fully fitted kitchen • Dining area leading to sitting/playroom • Mature and secluded rear garden • Excellent transport links

#### Local Information

Elia Street is in this sought after enclave of period properties around the Regents Canal. It's well placed for all the local amenities in Upper St and Camden Passage, including the many boutique shops and cafe's.

It is within close proximity of The Angel with excellent transport links into the City, West End and beyond.

#### About this property

Set in a perfect Islington location this Georgian house is laid out over 4 storeys. On the 2 upper floors are the 3 double beds and single/cot room, shower room and very secluded South West facing terrace off the principal bedroom. On the half landing is the family bathroom. The double reception on the raised ground floor has original features of fireplace and marble surround plus window shutters to the front. There are the original dividing doors if you wish to use as two rooms. As you go down to the lower ground floor there is a wonderfully useful study and separate cloakroom on the half landing. The kitchen is to the front on the lower ground floor leading to the dining area and further sitting area/playroom to the rear. The rear garden is wonderfully secluded and peaceful with many mature plants and shrubs.

These images were taken in September 2020.

#### Tenure

Freehold

#### 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.









Elia Street, Islington, London, N1  
Gross Internal Area 1645 sq ft, 152.8 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	44	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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