



A charming contemporary townhouse in a gated mews in a superb South Barnsbury location

**Doves Yard, Islington, London, N1**

£1,600,000 Freehold

savills



Kitchen • Reception rooms • 3 bathrooms • Guest cloakroom/utility room • Garage • Mature and private garden • Private parking space adjoining house • Set in a gated Mews development • In a prime Barnsbury location

### Local Information

Doves Yard is a very private gated mews, which sits just off Cloudesley Place, in central Barnsbury. It is well placed from the many amenities on Upper Street including excellent shopping and restaurants at the Angel and Upper Street approximately 0.5 miles away

Access to transport is very good with many bus routes within a short distance, along with The Angel (underground), at 0.3 miles away, Moorgate at 1.9 miles away, Bank/Monument at 1.4 miles away and London Bridge, at 2.7 miles away. All are within four stops by bus, and Kings Cross, at 0.8 miles away has extensive links to the rest of London and is one stop away by bus.

### About this property

The house is sensibly arranged with the kitchen, reception room/dining room and guest cloakroom/utility on the ground floor.

The spacious reception room has two sets of double doors leading out to a private east facing garden with direct access to the garage. There are three double bedrooms set the first and second floor, two with an en suite shower room and a further family bathroom.

Rarely found in Islington, in addition to a garage, the property has a private parking space adjacent to the house and is being sold with no onward chain.

**Tenure**  
Freehold

**Local Authority**  
Islington

**Council Tax**  
Band = E

**Energy Performance**  
EPC Rating = C

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





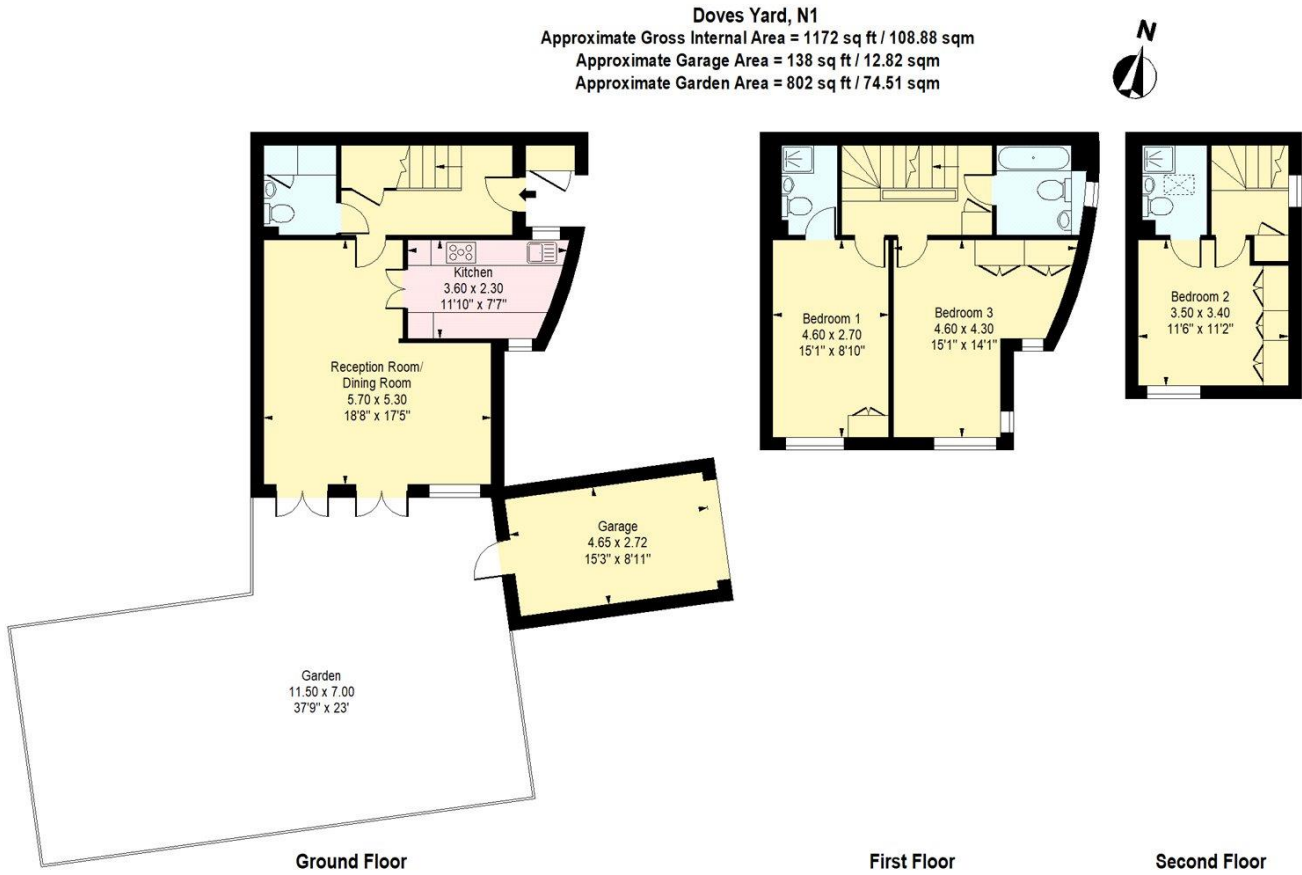





Doves Yard, Islington, London, N1  
Gross Internal Area 1172 sq ft, 108.9 m²

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Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	83
England, Scotland & Wales	EU Directive 2002/91/EC 	

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