



Beautifully refurbished Victorian family home

Elizabeth Avenue, Islington, London, N1

Guide Price £1,350,000 Freehold





Flat fronted Victorian house • Beautifully refurbished throughout • Extensive open plan reception, kitchen, dining room • Very private landscaped townhouse garden • Three double bedrooms • Two bathrooms, one en-suite • Wonderful local amenities • Great transport links

Local Information

This refurbished house is within the East Canonbury conservation area. This quiet group of tree lined streets just east of Essex Road are close to central Islington and convenient for Highbury & Islington, Essex Road and Angel Stations. Essex Road train station links directly into Moorgate and there are many bus routes into the City and West End. Upper Street and Essex road with an array of local shops and restaurants are close by as is the De Beauvoir Deli.

About this property

This flat fronted Victorian house has been refurbished to a very high standard and offers wonderful accommodation throughout.

The ground floor is a striking open plan living and entertaining space comprising of a reception area, modern yet quirky kitchen and dining space. The large central island provides a good focal point for entertaining. The skylight and bi-folding

glass doors leading out onto the landscaped garden fill this room with natural light. Slate effect flooring continues from the kitchen into the landscaped townhouse garden cleverly giving an indoor outdoor effect and gives the sensation of more space.

On the first floor is a well sized master bedroom with en-suite as well as an additional family bathroom. On the top floor are two further double bedrooms. All three bedrooms have particularly good built in storage space.



Tenure
Freehold

Local Authority
Islington

Council Tax
Band = F

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.





Elizabeth Avenue, Islington, London, N1
Gross Internal Area 1209 sq ft, 112.3 m²

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Elizabeth Avenue, N1

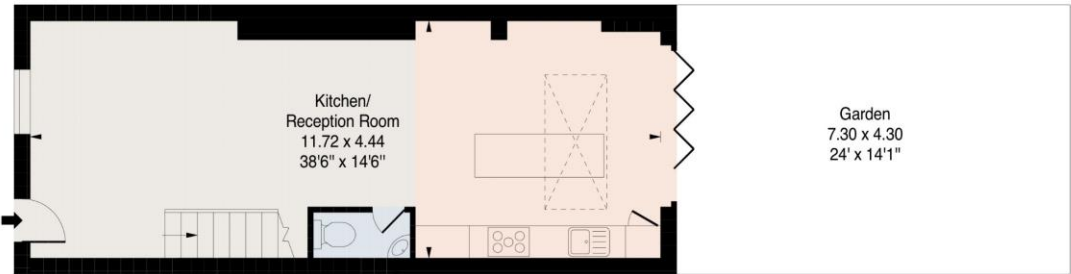
Approximate Gross Internal Area = 1209 sq ft / 112.32 sqm
Approximate Garden Area = 338 sq ft / 31.40 sqm



First Floor

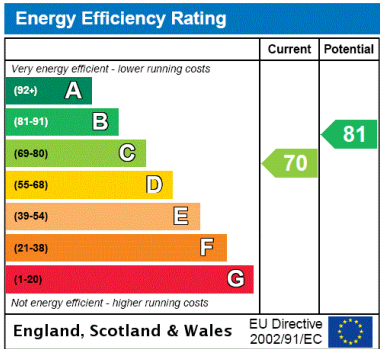


Second Floor



Ground Floor

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