



CHARMING THREE BEDROOM HOUSE WITH SOME ATTRACTIVE PERIOD FEATURES

QUEEN MARGARET'S GROVE
ISLINGTON, LONDON, N1 4PZ

Guide Price £1,100,000 - Freehold



WELL-LOCATED FOR ACCESS TO FASHIONABLE NEWINGTON GREEN AND DALSTON.

Three bedrooms • Double reception room • Period features • Utility room • Eat-in kitchen

Location

Exceptionally placed to take advantage of transport links with Dalston Kingsland station only a short walk away and many buses to the City, Shoreditch and the West End on Kingsland Road close by. Good local shops and cafes can be found nearby at Newington Green and Kingsland Road with its many trendy bars and restaurants.

Description

A beautifully presented three double bedroom, two bathroom family home complete with an eat-in kitchen, useful utility room and attractive town garden. The property has attractive period features stylishly combined with contemporary fittings creating a beautiful living space with lots of charm.

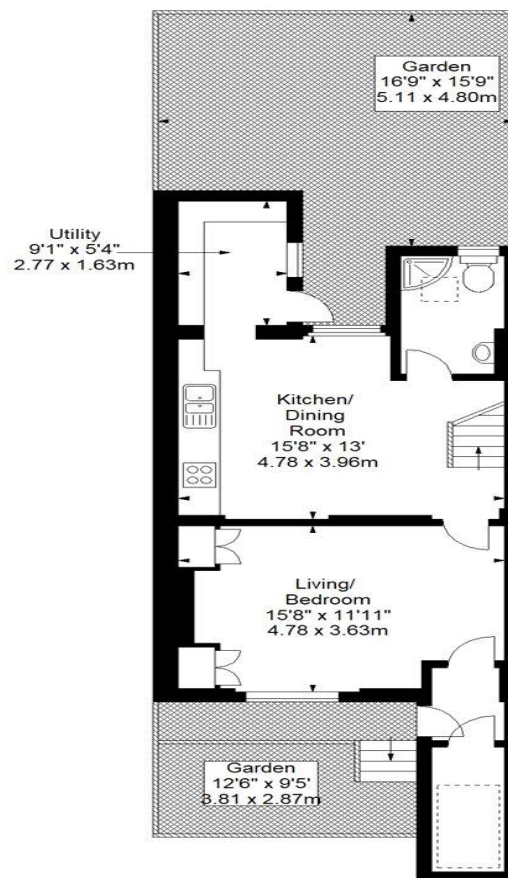
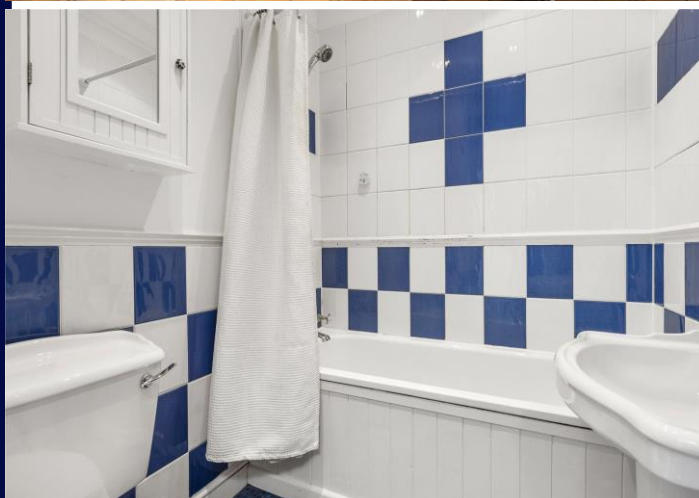
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

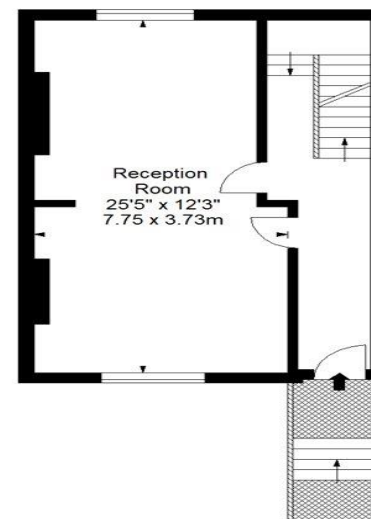
Viewing

Strictly by appointment with Savills.





Lower Ground Floor



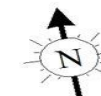
Raised Ground Floor



First Floor

Queen Margaret's Grove, N1

Approx. Gross Internal Area *
1358 Ft² - 126.16 M²



Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale.
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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	46	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	