

hotblack desiato

ESTATE AGENTS

COLEBROOKE ROW, N1 8AA

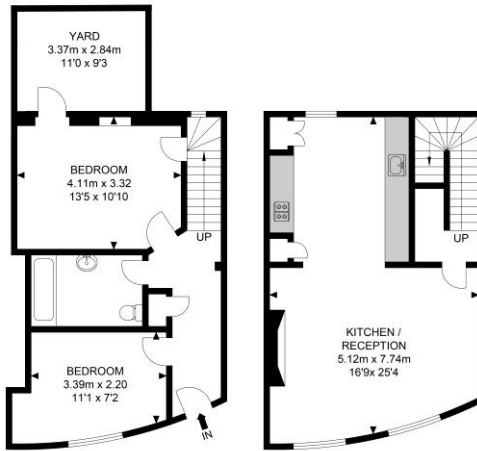
£1,650,000



A fantastic opportunity to acquire this special, 3 storey Georgian townhouse offering potential to extend and refurbish. The house, which is located in this desirable Conservation Area, features a curved façade and is situated on one of Islington's most notable addresses. It is currently arranged as 3 bedrooms / 2 bathrooms though could become a 4 bedroom/4 bathroom property, if desired, with the addition of a roof extension (subject to obtaining the necessary planning consents) and a ground floor extension which, we have been informed, falls within permitted development. There is a decked roof garden affording wonderful views of London's skyline, from The Olympic Park to The London Eye. The plethora of shops, restaurants and supermarkets to be found at Camden Passage, and on Upper Street and surrounding roads, are only a few minutes' walk away. Also nearby are all modes of public transport. The house is within striking distance of Kings Cross and The City. The current owner has a long term lease agreement for a secure, off-road parking and garage which may be available, subject to separate negotiation.

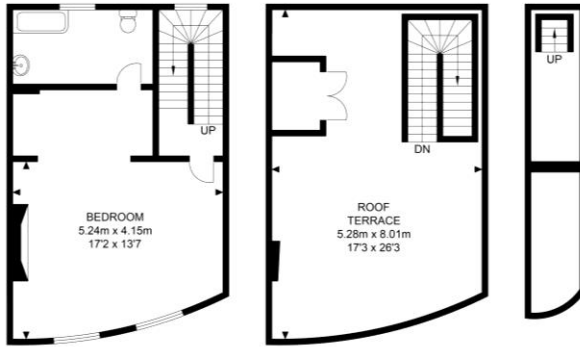
- GEORGIAN TOWNHOUSE
- POTENTIAL TO EXTEND
- THREE BEDROOMS
- ROOF GARDEN
- COURTYARD GARDEN
- SUPERB LOCATION
- Freehold
- Council Tax: £2160 (Band G)
- Rental Estimate: £800 Per Week





Ground Floor

1st Floor



2nd Floor

3rd Floor

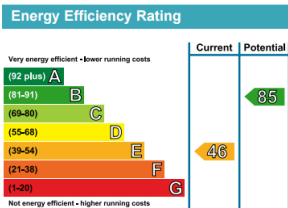
Cellar



Total square footage 1983 / 184.35 sq mtrs
 Comprising: Internal square footage 1304.15/121.16 sq mtrs + Roof Terrace 442.5 sq ft /41.11 sq mtrs
 + Cellarage 97.09 sq ft /9.02 Sq mtrs + Rear Yard Area 140.79 sq ft /13.06 sq mtrs

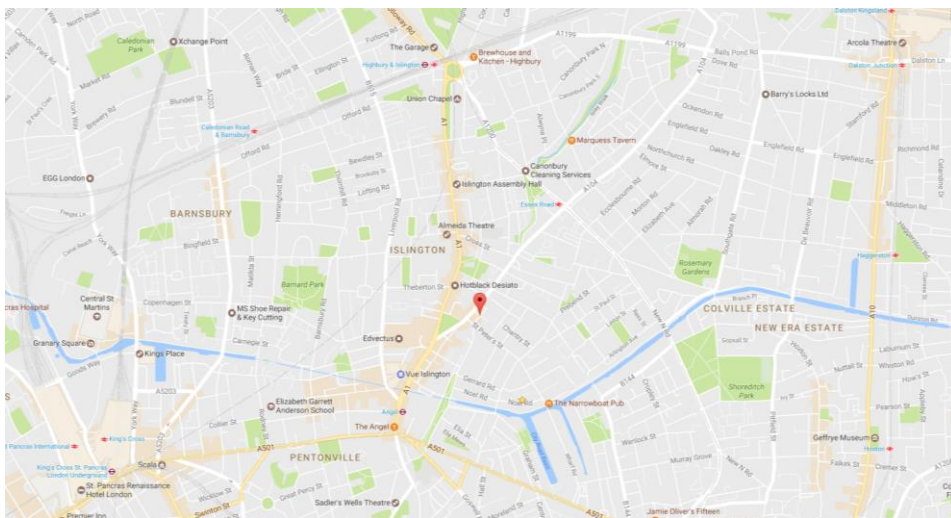
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Photography and Floor Plan



INSIDER'S GUIDE - a perspective from the present owner

When we looked to moving into London, we needed to be fast commuting distance from the City. The Colebrooke Row address was one of the most attractive with its historical New River origins and Regents Canal crossing. We were looking for both a penthouse for casual entertaining but also needed a house for family visits. Meeting Frank from Noble House opened our eyes to the option having both. We bought 71, off-plan, based on the neighbouring property. The house has been converted to high standards and the engineering has been signed off by the Council. This means that the property not only lends itself to original objectives but allowed us to expand on starting a family. We even had a beach and pool on the roof terrace for the neighbours and kids at one stage. In the original design was the addition of an orangerie in the secure rear yard and a mansard penthouse on the fully prepared roof terrace, which can be achieved without compromising the roof-top entertaining. However, work abroad lead to the house being used as a pied a terre for various family members and now we are broadly based out of town. Best of all is the location, one minute from Upper Street and Camden Passage where the shops and amenities provide for all tastes and requirements while the Tube is only 5 minutes and a coffee away. Buses leave from practically outside to West End, Waterloo, City, Kings Cross and Camden. We will really miss this property but school and university beckon elsewhere.



TRANSPORT LINKS

Angel Station (Northern line) is an 8 minute walk away. Essex Road (Overground) is an 8 minute walk away. Highbury and Islington Station (Overground and Victoria lines) is a 16 minute walk away. Numerous buses run nearby to Camden, Regents Park, Waterloo, The City and West End.

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