

# hotblack desiato

ESTATE AGENTS

SUDELEY STREET, N1 8HP

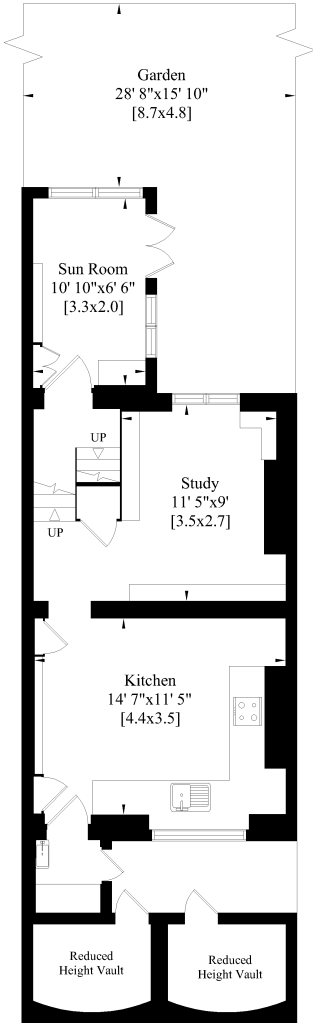
£1,695,000



An extended, four storey early Victorian townhouse situated within the prestigious and extremely popular Duncan Terrace/Colebrook Row Conservation area. This superb 3 / 4 bedroom, 2 bathroom, family home features well proportioned and bright entertaining space, a master bedroom suite on the top floor with its own sunny terrace, and an attractive garden with leafy, open aspect. Sudeley Street is a quiet and conveniently situated road, located adjacent to the Regent's Canal and only a few minutes' walk from Angel tube station. The famous antique markets of Camden Passage, together with an excellent choice of well-known high street shops and supermarkets on Upper Street are within strolling distance. Also nearby are the many cafes, restaurants and gastro pubs that the area is renowned for. The City, too, is within easy walking distance.

- FOUR STOREYS
- THREE/FOUR BEDROOMS
- TWO BATHROOMS
- THROUGH RECEPTION ROOMS
- KITCHEN/DINER
- STUDY/BEDROOM FOUR
- Conservatory
- Garden & Terrace
- Freehold
- Council Tax: £1,651 (Band E)
- Approx. Sq Ft: 1490
- Rental Estimate: £875 per week



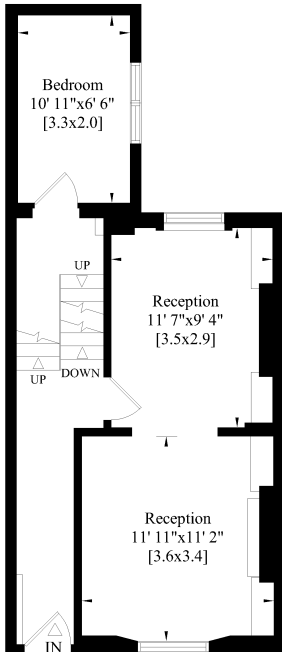


Lower Ground Floor

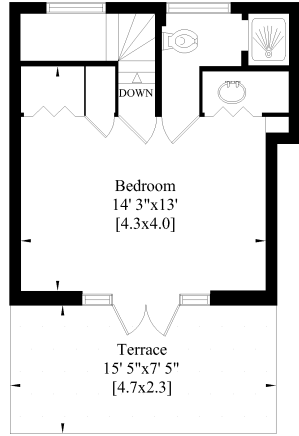
Sudeley Street N1  
 Gross Internal Area:  
 138 Sq. metres  
 1490 Sq. feet  
 Excludes Vaults



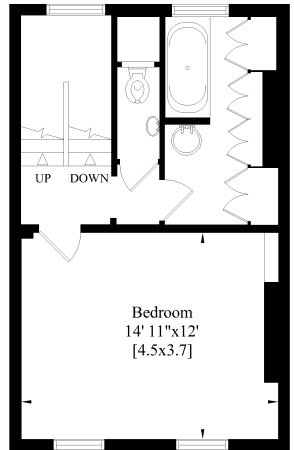
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and Sq. footage are approximate within 5% accuracy. For identification purposes only. Walls with small angles shown Straight. Not to be used as part of the decision to buy. You must check all details before purchase and only purchase when you have confirmed them. No appliances tested. Not to scale. © www.steels.london - Email: patricia@steels.london - Tel: 07847 219401



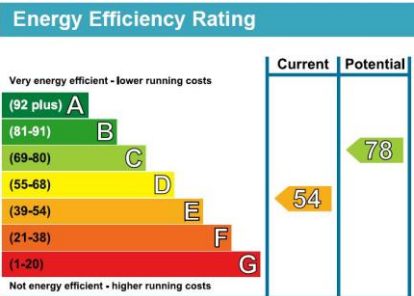
Ground Floor



Second Floor

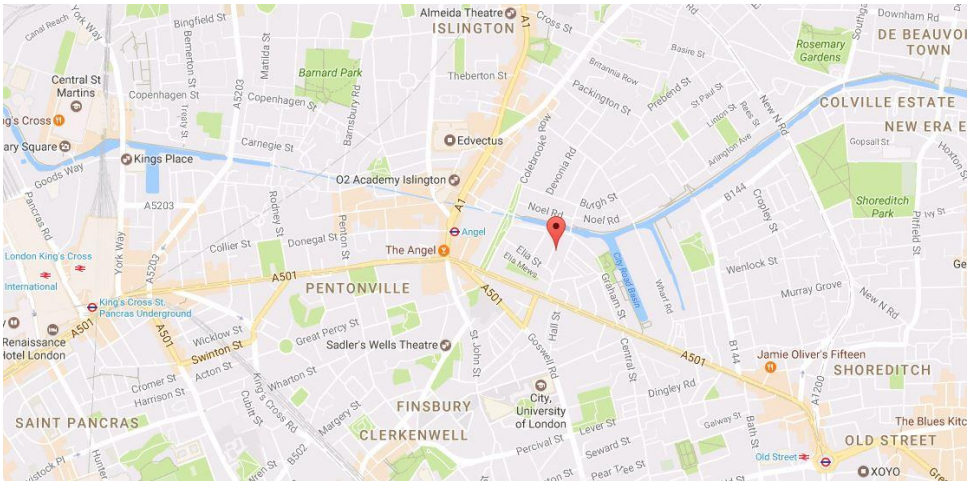


First Floor



## INSIDER'S GUIDE - a perspective from the present owner

When it comes to location, Sudeley Street has it all! It is within walking distance of the City, as well as of cinemas, restaurants, dance, music and theatre venues. At the same time Sudeley St is an incongruously quiet leafy corner next to the canal and families can also benefit from some lovely little parks, good schools and even a boat club. This has been our family home for the past 13 years and we are very sad to have outgrown it.



## TRANSPORT LINKS

Angel station (Northern Line) is approximately 0.4 miles away.

Essex Road station (Great Northern) is approximately 0.7 miles away.

Old Street station (Great Northern) is approximately 0.8 miles away.

Numerous bus routes run close by giving easy access to The City and West End.

There is a cycle hire docking station less than 1 minute away

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