



Ashley Road, N19

£2,500,000

Freehold

Castles



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An exceptional, well-appointed six-bedroom, detached period residence with front off-street parking. This wonderful, imposing home offers space and light in abundance with well-proportioned rooms and desired period features throughout. Further comprising large family living area, incorporating through-reception onto additional reception and kitchen/diner, guest w.c., utility room, two bathrooms and landscaped rear garden.

Fabulously positioned on a favoured tree-lined residential turning, close to sought after local schools, including Coleridge and Ashmount, with Parkland Walk and Crouch End Broadway within close proximity. The property is surrounded by a host of transportation links to the City and West End. Benefitting from ample storage.

An early viewing is highly recommended.

Local Authority: Islington
Council Tax band: G

EPC Rating: D
Current: 59/D Potential: 78/C

£2,500,000

Freehold

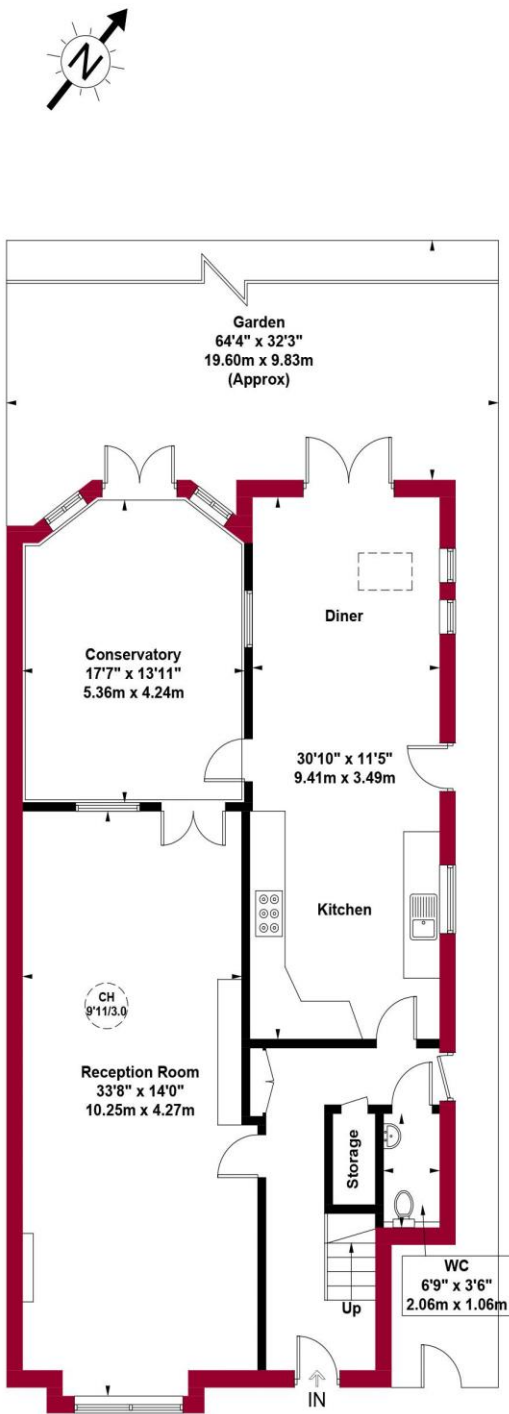
Castles

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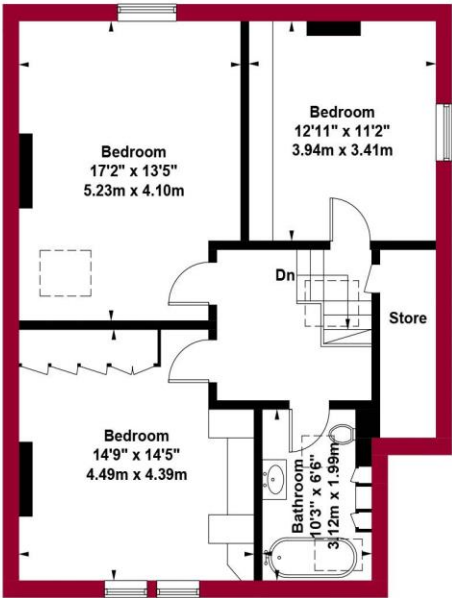


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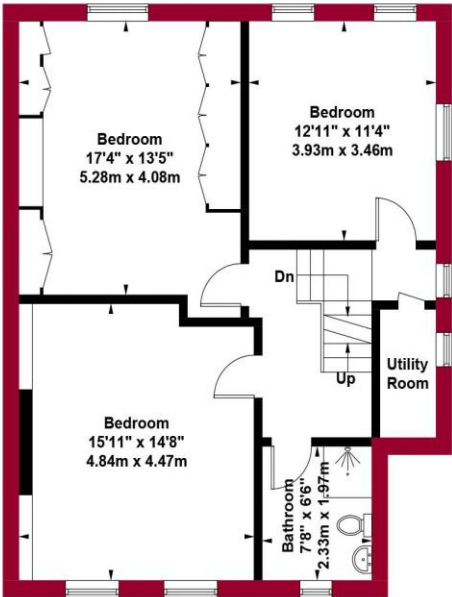
Approximate Gross Internal Area = 2839 sq ft / 263.8 sq m



Ground Floor
Gross Internal
Floor Area 1259 sq ft / 117.0 sq m



Second Floor
Gross Internal
Floor Area 790 sq ft / 73.4 sq m



First Floor
Gross Internal
Floor Area 790 sq ft / 73.4 sq m

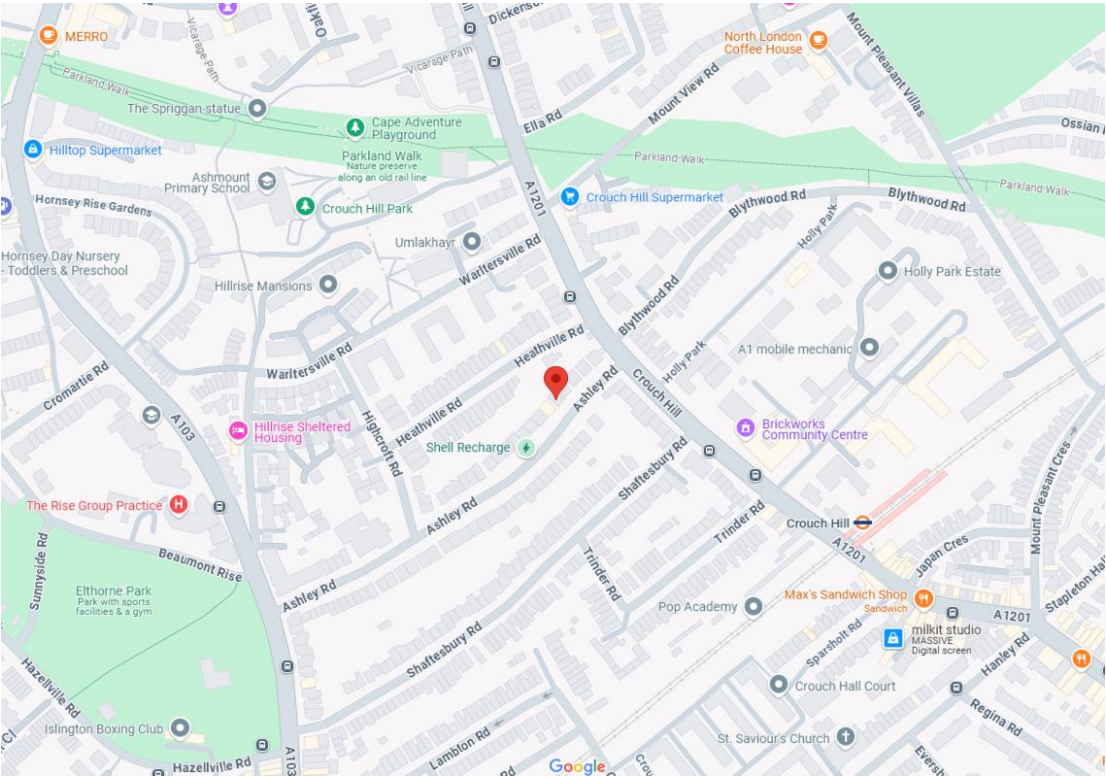
An Overview of Islington

The London Borough of Islington was formed in 1965 by merging the former metropolitan boroughs of Islington and Finsbury. **Attractions include:** Almeida Theatre, Business Design Centre, Emirates Stadium, House of Detention museum, Estorick Collection of Modern Italian Art, Islington Local History Centre, Islington Museum, The King's Head Theatre and London Canal Museum. Street markets to visit include Camden Passage, Chapel Market, Exmouth Market, Nag's Head Market and Whitecross Street Market.

Parks and open spaces: Barnard Park, Bingfield Park, Bunhill Fields, Caledonian Park, Gillespie Park, Highbury Fields, Paradise Park, Rosemary Gardens, Spa Fields Gardens and Whittington Park.

Transport - Islington has a wide variety of transportation services, with direct connections to the suburbs and the City and West End. Islington also has 10 tube stations within its boundaries, with connections by the tube to all around London. These stations principally serve the Northern, Piccadilly and Victoria lines. Farringdon station is also served by the Circle, Hammersmith & City and Metropolitan lines. Tube and rail station: Angel, Archway, Arsenal, Caledonian Road, Canonbury railway station, Crouch Hill railway station, Drayton Park railway station, Essex Road railway station, Farringdon, Finsbury Park station, Highbury and Islington, Holloway Road, Old Street, Tufnell Park, Upper Holloway railway station. **London Overground stations:** Caledonian Road & Barnsbury, Canonbury, Crouch Hill, Highbury & Islington, Upper Holloway. There are several railway stations in the borough. Drayton Park, Essex Road, Farringdon, Finsbury Park, Highbury and Islington, Old Street.

Universities: City University, London at Northampton Square, formerly the Northampton Institute, founded in 1894; and London Metropolitan University, North Campus on the Holloway Road, formed from the merger of the University of North London and London Guildhall University in 2002. **Colleges** - City and Islington College; and Westminster Kingsway College. The Musical Theatre Academy is a private performing arts college located in Islington. **Schools:** The borough currently maintains 47 primary schools, 10 secondary schools, three special school. In 2000, Cambridge Education Associates, a private firm, took over the management of the Islington's state schools from the local education authority.



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